

**Regrowing Community by Reappropriating Built History:
Adaptive Reuse of the Hahne's Department Store in Newark, NJ.**

by

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ABSTRACT

Newark, New Jersey has endured large scale depopulation from 1930 through to 2000. Today the urban core of this city suffers from great social and cultural segregation between residents and daytime visiting populations who work in the city. To be reclaimed as a residential zone, the downtown core needs spaces that foster community interaction and growth. An opportunely sited, mixed-use community centre that encourages spontaneous encounters by cross-programming spaces and events could provide a safe place for residents to start reasserting neighbourhood ownership. By reclaiming the historically important, yet long empty, Hahne and Co. department store, the centre would acknowledge the homegrown success and decline of Newark's past while turning the building into a supporting structure for the community to use in building a new future together.

This thesis explores issues of adaptive re-use, programmatic diversity, community centre design and urban renewal.

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INTRODUCTION

Thesis Question

How can a mixed-use community centre work within a historic building to rebuild a strong social neighbourhood for the residents of downtown Newark, New Jersey?

Newark

A Community In Need

With a population of 281,000, Newark, New Jersey is the largest urban centre in a state renowned for its suburban lifestyle.¹ For over one hundred years, the goal for anyone with sufficient means has been to leave the messy urban core for the calm and protection of the adjacent bedroom communities.² This inherited dislike of “the inner city” is still so strong in the sheltered suburbs, that in 2004 several of the surrounding towns that make up the rest of Essex County, New Jersey, launched a failed attempt to secede from the county in order to avoid contributing their taxes to anything involving Newark.³ However, the impulse to abandon Newark has created a self-fulfilling prophesy: the more people who leave, the fewer there are to work for change, the more the status quo continues, and the more reasons to leave appear. Yet, while most New Jerseyites long ago fled their urban centres, many have remained, either because of poverty or loyalty, to face the mounting challenges of the decaying city.

Despite recent efforts to entice wealthy people back to visit the city, Newark still has a long way to go to escape the reputation it has earned from decades of crime and corruption. The city’s association with organized crime began in the early twentieth century, a period characterized by the election of public officials with personal relationships to various mobster organizations.⁴ The ethic of protecting and enriching your own at the expense of the masses quickly became standard in official circles. An old joke that “Newark politicians leave office in only one of two ways: death or conviction” rings true today: three of the four mayors that served Newark between 1956 and 2006 have been indicted

on multiple corruption charges.⁵ The corruption of the ruling minority in 1967, and the resulting discontent of the majority, resulted in the race riots that rocked the Central Ward for six days that July. The social legacy of the street fights in which 26 people died is still strong, and this event is often still credited as the reason businesses and residents left Newark. However, the truth is that Newark's decline took a century, and that positive changes are now tentatively taking place.

Despite those whispers of change, the hardest truth of Newark today is that the odds are still stacked against any child raised there. The city-wide high school drop-out rate is around 50%, and only 9% of residents are likely to hold a Bachelors degree (less than one third of the national average 29.8%). Add to these statistics that one third of the city population is under 18, it is not surprising that more than 20% of families, and 24% of individuals, live below the poverty line.⁶

These statistics worsen when the scope is restricted to the Central Ward, which encompasses the downtown district. There, in a population of approximately 55,000, the median age is only 32.3 and only 40% of the residents older than 16 are employed, with the result that nearly half of all residents live under the poverty line. The statistically higher



Newark's Downtown Skyline as seen from the North across the Passaic River.

percentage of residents over the age of 25 who have completed high school (56%) or have attained at least a bachelor's degree (11%), is likely a result of this area's immediate proximity to the four large post-secondary institutions that give the adjacent University Heights neighbourhood its name.⁷ However, given that the surrounding area includes upwards of 45,000 university students and their professors, the small boost in the statistics actually shows that, like the majority of the white collar workers in the Downtown Business Core, the students and professors are mostly commuters who return to the comfortable suburbs at night. When the sun goes down, those who live in the area experience a deactivated streetscape, with a radically different statistical population.

The change of street character from day to night in the downtown core is remarkable. Stores that cater to the office and university crowds close. The sidewalks empty, and suddenly the groups of people loitering on the corners (presumably for lack of indoor public space that suits their needs) assume a threatening air. The projection of fear onto loitering groups alone reflects Newark's reputation for high levels of violent and property crime. Such problems are not going to go away easily, as illustrated by comparing the great efforts put into controlling crime in recent years, against continued high levels of reported crime. There have been some successes, such as March 2010, celebrated as the first homicide-free calendar month since 1966! However, this respite was closely followed by the bloodiest summer of gang turf warfare since 1990.⁸ The pervasive fear of these gangs empties the streets of innocent community-building activities at night and places mini-fortifications around residences. With nightfall, most of the inner city population seals



Image of one of Mies van de Rohe's civic housing projects in Newark, the Pavillion (which has reportedly badly deteriorated), behind a typical row of urban renewal housing with the typical fencing to deter unwelcome visitors.

itself off from the public realm and relinquishes control to the criminals from whom it then needs protection.

The growing obesity epidemic in Newark adds to the social and criminal repercussions of unsafe streets. According to a study conducted by The Rutgers Centre for State Health Policy, 44-45% of children in Newark between the ages of 3 and 19 are obese. The Newark numbers are far higher than the, already considered too high, national average of 31-32%,⁹ It does not require much thought to logically deduce that Newark's urban environment contributes to a higher than average rate of childhood obesity. Unsafe streets and parks means that parents are afraid to let their children out of sight, so kids are kept indoors.¹⁰ The lack of education and low earning power of the adult population likely corresponds to a small family-controlled living space and no money to enroll the children in after-school activities. Children are left with nowhere to run or play sports. Add the national obsessions with television and fast food and it is hardly surprising that the result might be a poorly-nourished and under-active population.

Community Building

The question I face after looking at such dismal statistics is, what is needed to help make Newark a place where people can honestly say that it is a great place to live? The answer is multifaceted, and ultimately would require many distinct actions to solve all of the problems presented so far. However, there is one social armature that could begin to positively attack all of those problems if it were formed: a vibrant, active community, filled with inter-demographic relationships that take responsibility for what happens in its neighbourhood. By making allies of neighbors and fostering a sense of collective ownership over public space, a community can grow that will self-govern away most of the social ills that plague it now.

This process could start with the creation of a safe place for public gathering that is open around the clock. When the current public space of parks and street edges are thinly occupied by groups that instill fear in others, a new, separate and safely controlled space is needed. The university population can take refuge in their school facilities and libraries,

but the Newark residents have no free gathering places after dark. Such a place should have four goals: creating opportunities for safe social connections, improving health, supporting education and developing a collective ownership for community infrastructure that lays the foundation for a lasting sense of civic pride.

This space should support recreation, upgrading public health and encouraging people to mingle and get to know each other. A variety of recreational options will attract a broader cross-section of the population, and foster common ground on which to build inter-demographic relationships. When connections are made between people of different ages, races, genders or any other imposed social stratifications, opportunities are created for general social responsibility to grow.

Possibly the greatest social responsibility that Newarkers can have is to assist each other in breaking the poverty cycle. Thus any space that aims to foster the growth of a healthy community, must support education and skills training. The current political and social structure has allowed high school drop out rates to soar. To reverse this trend, there must be strong community support for education and skills training. Much has been written about the trials of staying in school amidst a rough inner city area, but providing a safe supportive space to pursue this goal after school hours can provide a refuge that ultimately makes the trials outside easier to overcome.

The final goal of this community space is that it has to further community involvement and responsibility in future years. Newark is a relatively youthful city, with a median age of 30.8.¹¹ A renewed sense of pride and civic ownership of infrastructure, will ensure that this young population will make the best use of it and pass on that sense to future generations in the community. Providing these people with a safe space that is theirs, that they can move through and gather in with ease, that they can be proud of will do a lot to re-instill civic pride in a city that has been long tarnished. Tourist facilities, which primarily aim to bring non-residents and their money into the city, cannot create this sense of pride.

Combining educational support, recreation and safe gathering places will help Newark get closer to social recovery. While it may not be possible to bring Newark back to “the full glory of [its] wealthier past”, with assistance it may become the kind of community “where people want to live, shop, run businesses and go to school.”¹²

Program Definition

The program for this thesis, developed through a social study of downtown Newark, is a mixed-use community centre that provides education and skills-based training and recreational, commercial, social and cultural facilities for a neighbourhood in need. The community space should satisfy all of the criteria outlined in the previous section:

- Creating opportunities for safe social connections
- Improving health
- Supporting education
- Developing a collective ownership for community infrastructure

The next chapter addresses site selection for this facility, based on public accessibility, awareness of the social history of the place and people, current need for services in the district, and ultimately, the ability of the chosen site to foster the regrowth of civic pride by the residents of Newark.

SITE

Newark is located on the bank of the Passaic River, west of Jersey City and Manhattan. It was founded in 1666 as a theocratic Puritan farming village, but the isolation of the original community did not last long. In 1790, the Passaic and Hackensack Rivers were bridged, which transformed the conveniently placed town of Newark into an important transportation hub on “the most important route in American Colonial History”.¹³ 220 years later, Newark still serves as a transportation hub, most notably with the Newark International Airport, one of the three major airports serving the Metropolitan New York area today. Additionally, commuter rail (Amtrack) and freight train service, as well as the New Jersey Parkway and Turnpike run right through the city. As a result, most people who enter Newark’s city limits pass right through it without stopping.

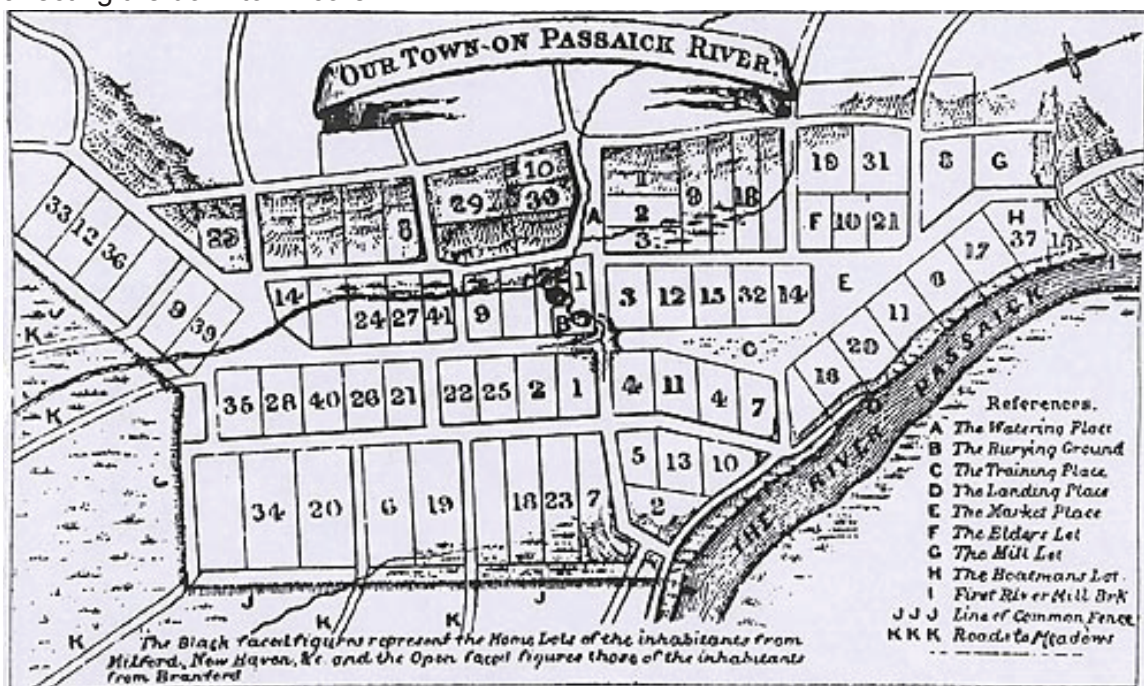
Historically, however, Newark experienced a continual population growth until the 1930s because it was a convenient location for industry. The first immigrants were Europeans,



then newly freed Black Southerners, and most recently South Americans. In Newark, these groups have often had a hard time coming together for ‘the common good’. Instead, the ruling elite has protected their own interests at the expense of newer immigrant communities, until the power struggle is abruptly won over, and a new immigrant wave starts the cycle again.¹⁴ Consequently political rhetoric has often differed significantly from the nature of the city, and life in its diverse neighborhoods, as understood by the residents. Indeed, the tendency for recent immigrant populations to congregate together has led to different neighborhoods of Newark developing radically different cultural flavours and other characteristics over time.

Neighbourhoods

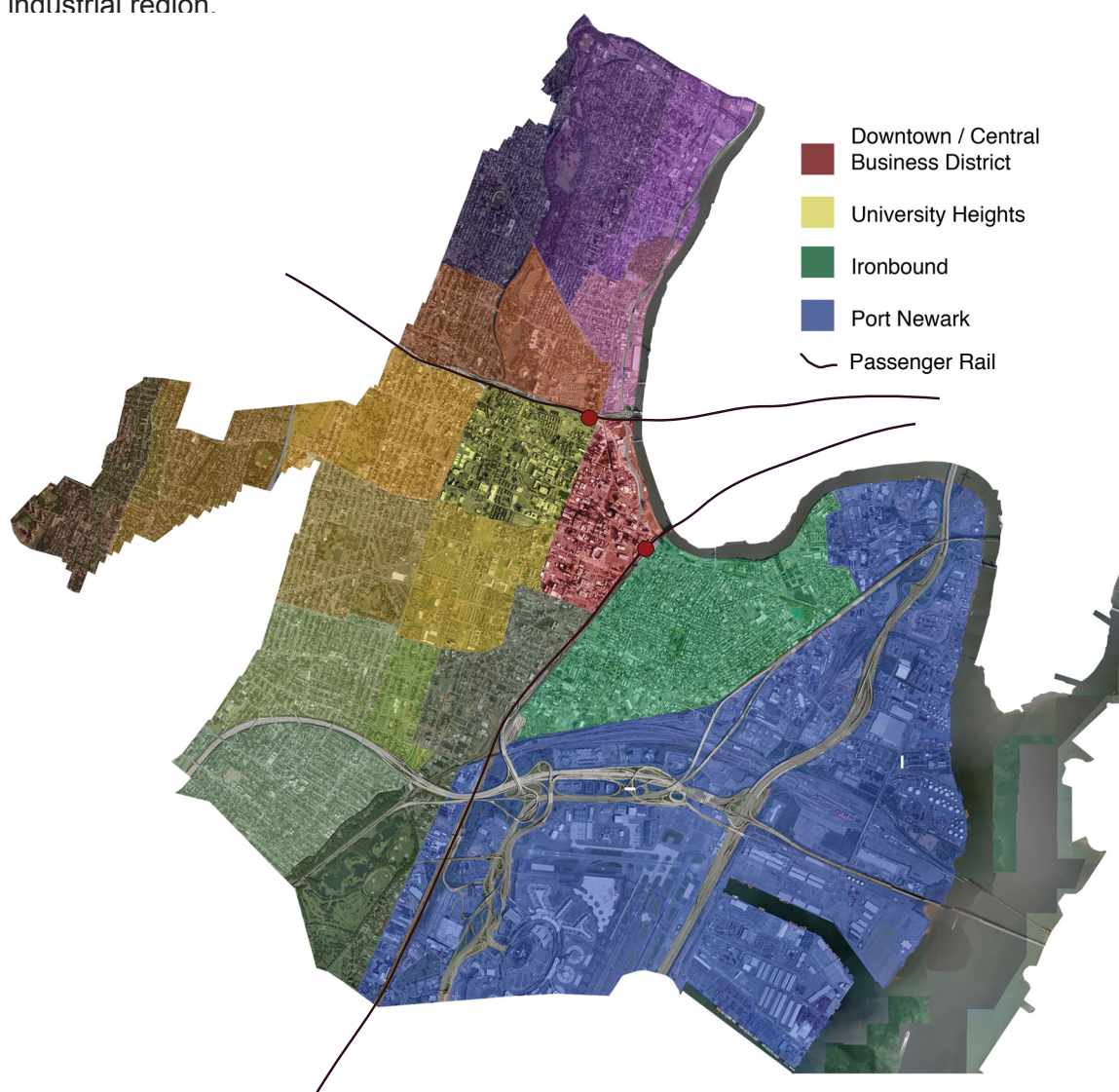
The political geography of Newark divides the city into five wards: North, East, South, West and Central. Culturally, however, Newark functions as 21 officially recognized neighbourhoods, and on the personal level, separates into even smaller communities, where they have successfully formed. This thesis will briefly profile three of the official neighbourhoods to provide background on the areas immediately surrounding and directly affecting the downtown core.



1668 map of Newark. C denotes the “Mill Lot” which would become Military Park, and E denotes the “Market Place” which later becomes Washington Park as the city grows. Map from the Fidelity Union Trust Company. “Historic Newark: A Collection of Facts & Traditions”.

Port Newark

Port Newark is physically the largest ‘neighbourhood’ in Newark, although it has the lowest resident population. Located in the southeast corner of the city, this area serves as the industrial heartland of the state, making full use of Newark’s proximity to the Passaic River, the New Jersey Turnpike, Interstate 78, several regional highways and the major commercial rail lines that traverse this area. Newark Liberty International Airport, a national hub for Continental airlines, is also located in Port Newark. Due to the concentration and scale of the transportation networks which wind through Newark, but only stop in the Port Newark area, the city is often known only through the traveller’s experience of this industrial region.



The separation of the 21 official neighborhoods within Newark, with the two major passenger rail lines noted. Base satellite images from Microsoft Bing Maps, augmented by Alix Bryant.

Port Newark's prominence in the mental map of most visitors to Newark is disproportionate to the reality of residents' experience of their city. A maze of highways and heavy industry separates this district from Newark's downtown and the vast majority of its residential areas.

Ironbound District

The Ironbound District earns its name from the railroad tracks that form nearly 70% of its boundaries, while the rest is bounded by the Passaic River and the northern region of Port Newark. This area has historically been home to most of Newark's manufacturing and light industry, along with residences for the working class population that sustains them.



View over Port Newark, highlighting the Turnpike and Newark Bay Bridge. Newark Bay, Andreas Praefcke from The Wikimedia Commons.



View of Newark International Airport (EWR) with New York City skyline in background, the typical destination for most EWR arrivals. Newark Airport., Florian P epellin from The Wikipedia Commons.



Ironbound district, Newark, NJ. From L. Craig Schoonmaker, Resurgence City.

However, this history has left behind many brownfield sites, especially in the southern half of the district where the industrial uses have continued to the present day. As a result of the difficulties of building on such sites, South Ironbound continues to be economically depressed, while North Ironbound has been able to rebuild more easily.

In the past thirty years, North Ironbound has been the choice destination in Newark for a diverse new set of immigrant groups, primarily from Portugal and Latin America. These groups have disregarded the history of cultural segregation in Newark, and have instead worked together to form their own strong sense of community in this area. The result is that there is a great mix of uses on every street, and formerly depressed buildings have been renovated, rebuilt or restored through the private market by small local contractors.¹⁵ The Ironbound has transformed itself into the most vibrant of all the Newark neighbourhoods, and can truthfully claim a real community.

University Heights

University Heights is located immediately to the west of Downtown. This area of Newark is home to Rutgers University (the state university of New Jersey), the New Jersey Institute of Technology, the University of Medicine and Dentistry of New Jersey, and Essex County Community College. Upwards of 45,000 post secondary students, as well as faculty and staff, commute into this area each day before returning to their homes outside of Newark after dusk.¹⁶

There is a glimmer of change along Halsey Street, one of downtown's closest streets to University Heights, and some of this change is aimed at creating an education based community. "Teacher's Village" is a six-block mixed-use project by the architect Richard Meier that has secured approval for construction, and is expected to be completed in 2012.¹⁷ This project encompasses three charter schools catering to roughly 1,000 students, and 221 residential units that are being marketed to educators. The aim is to attract the university population to set down roots in Newark.¹⁸

While University Heights is well served by public transit to both the Broad Street and Penn Stations for commuters, it has few amenities (such as grocers or non-institutional

social activities) for residents. Because of its proximity to downtown, it is possible that the residents could share these kinds of services, if they were reintroduced. Such a change would also likely be enough to encourage more of the post-secondary academic population to move to Newark in the future, as a more convenient option than commuting.



These images illustrate the physical proximity of University Heights to the Downtown District. (Left) Rutgers Newark aerial view of campus. (Right) Rutgers-Newark aerial view of Golden Dome Athletic Center. Photographs from Arthur Paxton, Wikimedia Commons.



Teacher's Village, renderings showing juxtaposition of existing buildings and the proposed aesthetic. (Top) Map; (Bottom Left) A building in the Teachers Village complex, to be built in a dilapidated Newark neighborhood; (Bottom Right) A computer rendering of a building in the proposed Teachers Village in Newark. Map and renderings by Richard Meier & Partners and Tekten. From Nicolai Ouroussoff, New York Times.

Downtown Core - Central Business District

The skyline of downtown Newark can be read as a map of bygone prosperity and as a testing ground for 80 years of failed urban revitalization schemes by countless architects and city planners. Broad and Market Streets, Newark's versions of a high street, are littered with the abandoned remains of many flagship commercial buildings. Several of these buildings have been added to the rolls of the National Register of Historic Places, and yet continue to decay while awaiting an effective downtown revitalization. Many have been reoccupied by new commercial endeavours at street level, but few by anything larger than a discount store or nail salon. The upper levels are unoccupied.

Of the many corporations that have at one time or another called Newark home, only a handful have kept a major presence in the city. These have typically been insurance and law giants with offices in the sky and employees who can afford to live elsewhere.¹⁹

Many development plans over the years, promoting the 'Renaissance' of Newark, have been concentrated in this area. The current trend is overwhelmingly focused on bringing large and expensive professional sporting and cultural centres into the downtown to attract spin-off investments; or expensive condo developments that bill Newark as a New York of New Jersey, with cheaper living expenses and only a small commute into from Manhattan by train. Overall, these kings of 'development' proposals are focused on bringing new populations into Newark, to spend their money. While additional tax and commercial revenue would undoubtedly help Newark, these plans turn their backs on the current residents and their needs.

The newly opened Prudential Centre, also known as "The Rock", is a prime example of the kind of development oriented towards outsiders rather than residents. It is a 18,500 seat professional hockey / basketball arena between Mulberry and Broad Streets. Tellingly, its formal address and public entrance are on Mulberry Street, instead of Broad, facing away from the city's main commercial street and oriented towards the turnpike where vehicles arriving from elsewhere can catch a glimpse of its bright lights. At the street level, a fenced parking lot in front of a large blank wall greets people coming from the downtown, while a "Championship Plaza" occupies the other side of the building to greet the visitors. This kind of development brings paying customers into Newark, but it also

physically enhances the alienation of current residents who already may not be able to afford to attend the events held there.

Similarly, the landmark cultural development of 1997, The New Jersey Performing Arts Centre (NJPAC), is geared towards a visitor wealthier than the average Newarker. NJPAC was touted as the project that would start the Newark “Renaissance” by bringing developers back to Newark.²⁰ While it may have provided an anchor point that is used to justify proposals for high income condo projects, the impact on the average downtown resident has been minimal. The reality is that it serves as destination for visiting suburbanites who can afford the ticket prices, and have the luxury of parking at a supervised lot nearby so that they do not have to spend extra time in the area. With high cost professional facilities such as The Rock and NJPAC, the price of attending a performance is usually prohibitive to a population with so many under the poverty line. While both facilities do provide the admirable quality of displaying the rewards for pursuing success in either the arts or athletics, and thus provide a tangible goal to be aspired towards, few residents will ever hone the skills necessary to become active participants inside. The community would be better served by sporting and arts facilities that allowed for and encouraged everyone’s participation, in any capacity: supportive, audience or act.

A third civic development worth mentioning is the Newark Passaic Riverfront Development Framework, which is currently being formulated by the City of Newark. Its primary aim is to activate the waterfront. The effects of the preliminary plans for this framework on the downtown section of the Passaic River would be to create a cultural hub extending from



The public face of The Rock is aimed towards the New Jersey Turnpike while Broad St is faced with a blank wall. (Left) Mulberry St. entrance of The Rock. From John Munson, *The Star Ledger*; (Right) The Broad St. facade of The Rock. From Noah Addis, *The Star Ledger*.

NJPAC to the river, place water sports one block north, and try to create more parklike connections from the urban fabric to the planned paths along the river's edge.²¹ While these are admirable ways to bring people to the water's edge, which has historically been industrial land closed to the public, it might be worth trying to bring people onto the city streets before trying to bring those people away to the water. By investing in more outdoor, open access public spaces without first addressing general night time safety in the city, there is a risk that this project could simply create more empty open public space in Newark after sundown.

Lastly, there has been a noticeable trend toward high income housing developments. Any vibrant city needs a healthy mixed-income residential base. However, Newark appears to be skipping over the middle ground in the hopes of immediately attracting the top level. Those developments cast an expensive gloss over downtown, without first working out how to create a better community for the residents, which may ultimately detract from the city's appeal for higher income residents as well. Community supporting building programs could instead help Newark's Downtown Area realize its potential as a cultural and social standard that the rest of the city can be proud of again.



Historic Buildings on Market St, re-used as discount stores and nail salons. (Right) The Paramount From L. Craig Schoonmaker, Resurgence City.

The Other Seventeen

The seventeen remaining neighbourhoods of Newark are not discussed in detail here, not because they lack unique identifying characteristics, but because they have their own specific natures and goals. Each neighbourhood tends to shy away from the downtown area and several have attained a suburban feel. For the sake of my discussion on regrowing a Newark community, the other neighbourhoods represent a population base that often tries to distance itself from the heart of the city. They appear to mainly contribute a medium to low density residential population interspersed with light industry and commercial districts for tax purposes.

Learning From The Past

The vestiges of Newark's successes and failures are palpably evident throughout the city. The shells of abandoned industrial buildings litter the sides of highways and the downtown displays a showcase of architectural gems sitting in varying states of neglect. These architectural remnants provide stark testimony to the fact that, despite the political rhetoric of a city that is reinventing itself, Newark's past has much worth both preserving and restoring.

Newark: The Living Downtown Plan promotes

the restoration and adaptive reuse of the downtown's historic resources, and foster enhancement and expansion of the downtown's cultural resources

as one of the eight "Goals For The Living Downtown". Yet it appears that this goal has not been actively considered in current development plans. Instead, the city approved multiple new construction projects while the historic buildings sit empty.²² Many of these buildings represent the high point of local Newark success stories, or were cultural epicentres in their prime, and should be able to provide inspiration for the next generation of entrepreneurs and community leaders.

In the search for a site for my community program it made sense to utilize one of these empty buildings that physically represents what Newark is and was. Many buildings have changed hands several times since their original users left, and some continue to be

occupied to varying degrees. While I personally believe that a dollar store or a nail salon that only partially occupies the ground floor showroom of a multi-story historic building does not utilize the building to its fullest potential, I considered buildings with commercially viable businesses to be off limits in my search. This choice assumed that all economic, or other community assisting, enterprises should be encouraged and not disrupted, especially as there are several empty spaces that would suit my cause.

After several visits to Newark, two buildings stood out as particularly promising sites. The Griffith Building and the Hahne's & Co. Department store are centrally located, next to each other, on Broad Street. Both buildings are on the National Register of Historic Places, and have been effectively empty for over two decades. Their current state of neglect appears to weigh heavily on the neighbourhood's collective consciousness as a constant reminder of what used to make Newark great, but has disappeared.

Griffith Piano Company

The Griffith Building on Broad Street, immediately adjacent to Military Park, is a 17 story Art Deco tower designed by architect George Ellwood Jones, that is on the National Register of Historic Places. This building was completed in 1918 as the flagship showroom, workshops and offices for the Griffith Piano Company and for the many other professionals who leased office space there, making it one of the premier business addresses in Newark during the 1920s.²³

The Griffith Music Foundation was established in the 1930s by Lena Donaldson Griffith, the wife of one of the founders of the company, to increase public access to quality musical entertainment regardless of race, culture or cost. Under her supervision, the 400 seat auditorium on the mezzanine level was of the building quickly became a community recital hall. The foundation also sponsored larger shows at the nearby Mosque Theatre (now Symphony Hall), music education programs, and annual competitions that attracted thousands of young musicians from around the state.²⁴ Through the efforts of the foundation the Griffith Building was from a staid retail and office tower into a cultural hub for the whole city until Lena Donaldson Griffith's death in 1960.

The Griffith Piano Company continued to occupy the building until it filed for bankruptcy in 1973.²⁵ Since then the building has passed through the hands of several developers, all of whom intended to restore the building's historic features and either rent the space out as commercial space or, more recently, luxury lofts. However, no plan has been executed and the building continues to sit empty.

For the purpose of this project, the Griffith Building did not meet the previously established four criteria for fostering a successful community centre. As such a large space, the building could easily house a variety of educational and recreational pursuits that would draw a varied cross-section of the resident population into the building, programmes that undoubtedly would benefit the community. However, the nature of the building as a tower requires isolating vertical travel in elevators to each separate floor. The resulting separation of activities, and also the people who make use of them, is counterproductive to the creation of chance encounters that will foster new and unexpected relationships between diverse user groups. The nature of towers to discourage exploration on floors where a user has no immediate destination would likewise stunt the development of collective ownership for community infrastructure.



George Ellwood Jones, The Griffith Piano Building, Newark (1918)

However, the Griffith Building's history as a former community hub is of value to the process of reclaiming the downtown area for the residents. I propose that the recital hall be restored, and reopened to the community as shared space, where anyone can perform and hone their artistic talents. Likewise the tower should house not-for-profit agencies and educational facilities that provide lasting benefit to the residents of Newark, but that would also enjoy the level of privacy inherent in the vertical separation of spaces. Thus while the Griffith Building is not ideal as a community gathering and mixing space, it has the capacity to serve the community in different ways.

Hahne & Company

The Hahne & Company building is also located on Broad Street, just south of the Griffith Piano Building. The building is also vacant and on the National Register of Historic Places. Its central location in the Downtown District is ideal for community access, with multiple bus lines stopping directly in front of main entrance, and multiple light rail stops nearby. As an additional bonus, the grand frontage on historic Military Park will provide a



Goldwin Starrett, Hahne's Department Store, Newark (1901). As seen from Military Park.



Military Park, Newark. Park as seen from Hahne's.

strong public face to this centre. The former department store covers almost half a city block, with entrances on three streets. Since its closure in 1985, the Hahne & Company building has sat as a large void in center of the collective experience of downtown.²⁶

Fittingly, the history of the building and of the company that created it, is closely tied to the history of Newark. It was designed by the architect Goldwinn Starrett and opened in 1901 as the flagship store and headquarters for Hahne & Company, a full service New Jersey department store chain that started in Newark in 1858. The building boasts 750,000 sf of space over seven floors, three of which are below ground. There is a large central glazed atrium and 700 lineal feet of show windows on two streets that provided for public spectacle. At its peak, Hahne's was a social magnet, where one could buy almost anything (at a variety of price points) and everyone else walked the aisles or ate at one of the two restaurants. It was officially both a place of employment for 2,000 people, and a place of commerce, but equally important, it was also a place to explore, people watch and meet friends for lunch.²⁷

Like the Griffith Building, Hahne's has been the focus of several high end residential development plans over the years since the store was closed, but again none have progressed past replacing the windows. Opening the building again and bringing people back to the west side of Military Park would significantly change the character of the park for the better. However, a plan that allows the public to once again explore this building would be of much community value than restricting access to new, wealthy residents.²⁸

The building is ideally situated, and constructed, for the needs of this project. It is a 10 minute walk from anywhere downtown, two blocks from a light rail station and located directly on all major bus routes. All the existing entrances are placed at grade, providing easy barrier-free access. The immense, open floor plan of the department store will work to support for a large variety of activities, and allow open circulation, discovery and chance encounters between a members of the community who might not otherwise interact. The combination of high ceilings and existing atrium spaces means that the building also can be broken down into separate zones that can be personalized without interrupting the visual connections inherent in the building. The original showcase windows that cover three faces of the building also aid in creating vital visual connections from the exterior

into the building, especially at night so that any activity located by the windows be used to draw additional people. As an existing monument to the past success that Newark once enjoyed, the Hahne & Company Department Store is the ideal location to install facilities that will help launch a new generation of Newark success stories.



Map of downtown Newark highlighting public transportation networks, the parks (existing and proposed) and the athletic facilities (professional and public). The darker yellow lines represent main commercial and passenger rail lines that border the downtown area, while the lighter yellow lines represent and the subway / light rail lines that connect them to the rest of the city. The dashed circles enclose the area within a .5 mile radius of the main rail stations, and thus represent the area accessible during a 10 minute walk. The Hahnes Building is shown in white, and located directly at the intersection of the two circles. Base satellite images from Bing Maps, augmented by Alix Bryant.



Map of downtown Newark highlighting the arts and cultural centers in addition to the educational facilities (elementary through university) as framed by the public transportation network. The Hahnes Building is again shown in white, and located directly at the intersection of the two dotted circles representing a 10 minute walk from the main rail stations. The building is centrally located in close proximity to the majority of both educational and cultural centers to provide community based support for these activities. Base satellite image from Bing Maps, augmented by Alix Bryant.

DESIGN

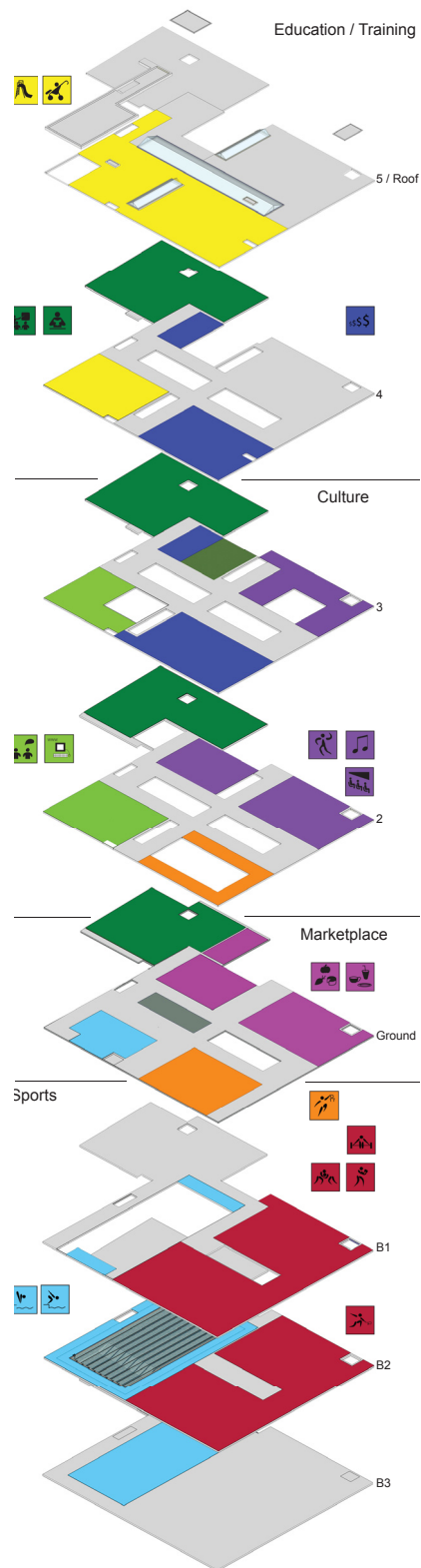
Community Based Programmatic Connections

The program of the building as a community center has grown from my study of the needs of the residents in Newark's downtown. The proposed adaptation of the building interweaves new programs throughout the building to encourage communication and exchanges between user groups. The goal is to trans-program the entire building, as defined by Bernard Tschumi, by bringing branches of each of these different activities together to encourage cross-over between the different user groups.²⁹ For each program (skills training, market and commercial, recreation, arts and culture, youth and other group gathering), it is expected that there will be interaction between the zones that will help foster community ownership of the building as a whole.

The skills training and education is geared to a demographic not currently served by nearby universities, colleges and schools. For example, the trades, the arts, pre-school and formal education support will improve skills, build confidence, encourage entrepreneurship to open up new opportunities and raise the expectations of education in the community. The participants in these programs can be reasonably expected to also make use of the recreation facilities and marketplace, as customers or eventually as vendors. Likewise, the business incubators and community shared office space located on the 3rd and 4th floors will have their own outside connections, but would also attract new occupants or potential employees from inside the building.

The Marketplace will provide access to fresh local produce and products normally unavailable to the residents due to a lack of grocery stores in the downtown core. It could supply local restaurants, upgrade food quality in downtown Newark, and provide employment. It could also be a place to try out the commercial appeal of locally made craft, art, or other products designed in the Business Incubators or fabricated in the Trade Skill Centre.

The recreation facilities meet the needs of people unable to afford the private facilities around town, and fosters both aspirations of playing sports at higher levels at, for example "The Rock" or on university varsity teams. It is expected that the athletics facilities may



Axonometric Program Diagram

provide the initial draw into the building for many youth who could then discover, and make use of, the other services in the building. An example of this is the enclosed basketball court located on the ground floor, immediately on the most prominent corner of the building, on Broad and New Streets. The court is visible from the street and, with a second story gallery space, provides a place for youth who may not otherwise come to a space labeled as a community center. The Olympic sized pool, extensive exercise rooms, dance studios, squash courts, and boxing and wrestling spaces provide a wide variety of athletic pursuits that will draw different groups of people to the building, initially for recreation.

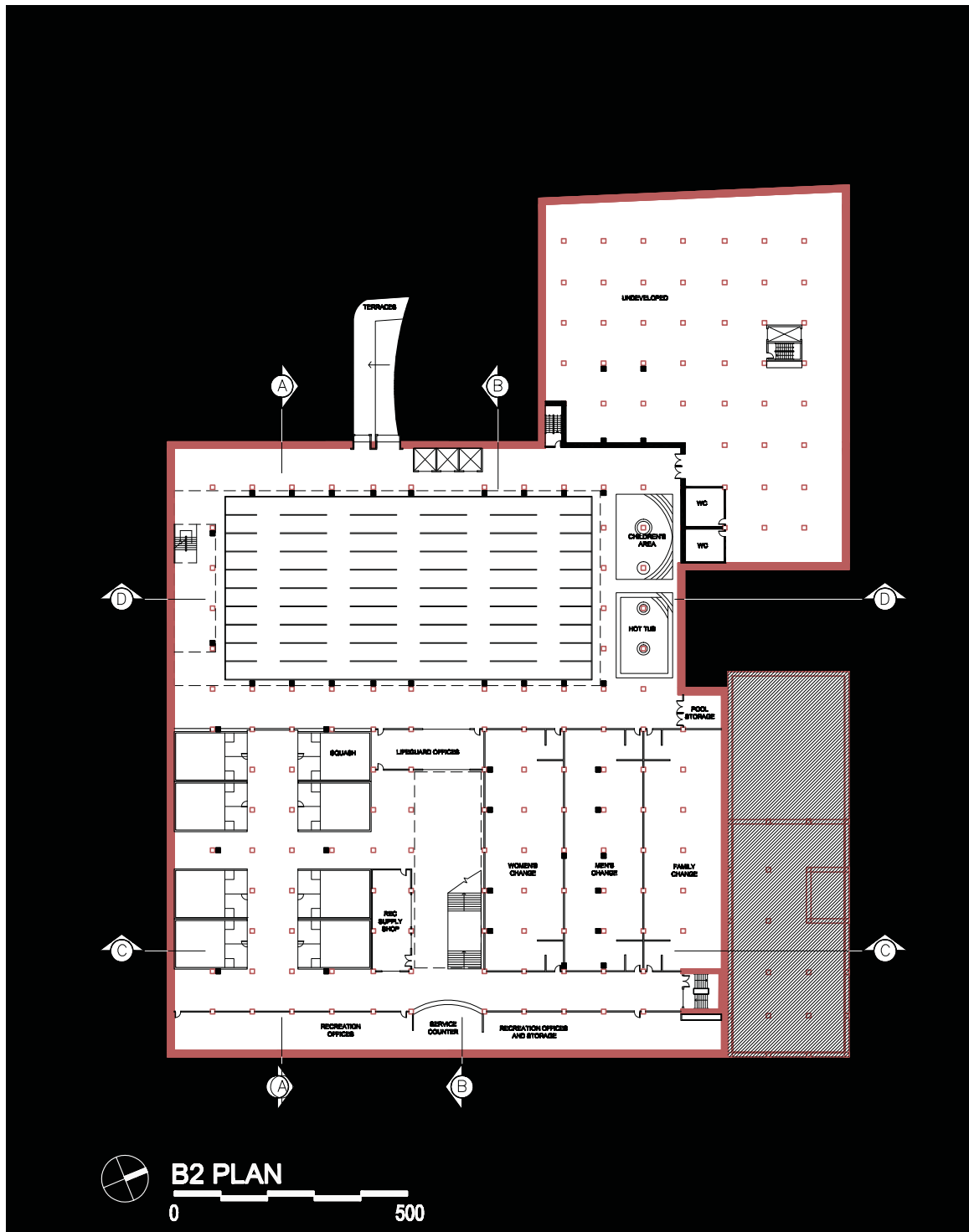
With NJPAC just the other side of Military Park, the arts and cultural activities housed in this center will address the gap between amateur and performance arts professionals. It will bring performance arts within reach of those unable to afford admission to NJPAC. The performing arts area was positioned to allow for a future connection to the Griffith Piano Building at the second floor level. This connection would permit interior access to the restored 400 seat recital hall located there. However, the arts are not intended to be completely contained to a specific area in building. All the opaque walls along circulation paths throughout the building have been designated as gallery spaces for various forms of visual art or community expression.

The most important places for creating connections will be the gathering spaces. These are located around the building as spill out zones as restaurants, cafes, gallery spaces of the athletic zones and many soft seating areas. There are also a couple of gathering spaces designated for specific demographics, including The Hub. The Hub is the youth area, located on the second and third floors in the south west corner. It is intended to provide a safe, all hours space for people under thirty to gather to socialize, play and work in either the open lounge and computer area or in rooms that can be closed off along the west facade of the building. The focus, though, is on creating relaxed and customizable open gathering spaces where the true cross-over of programming can occur.

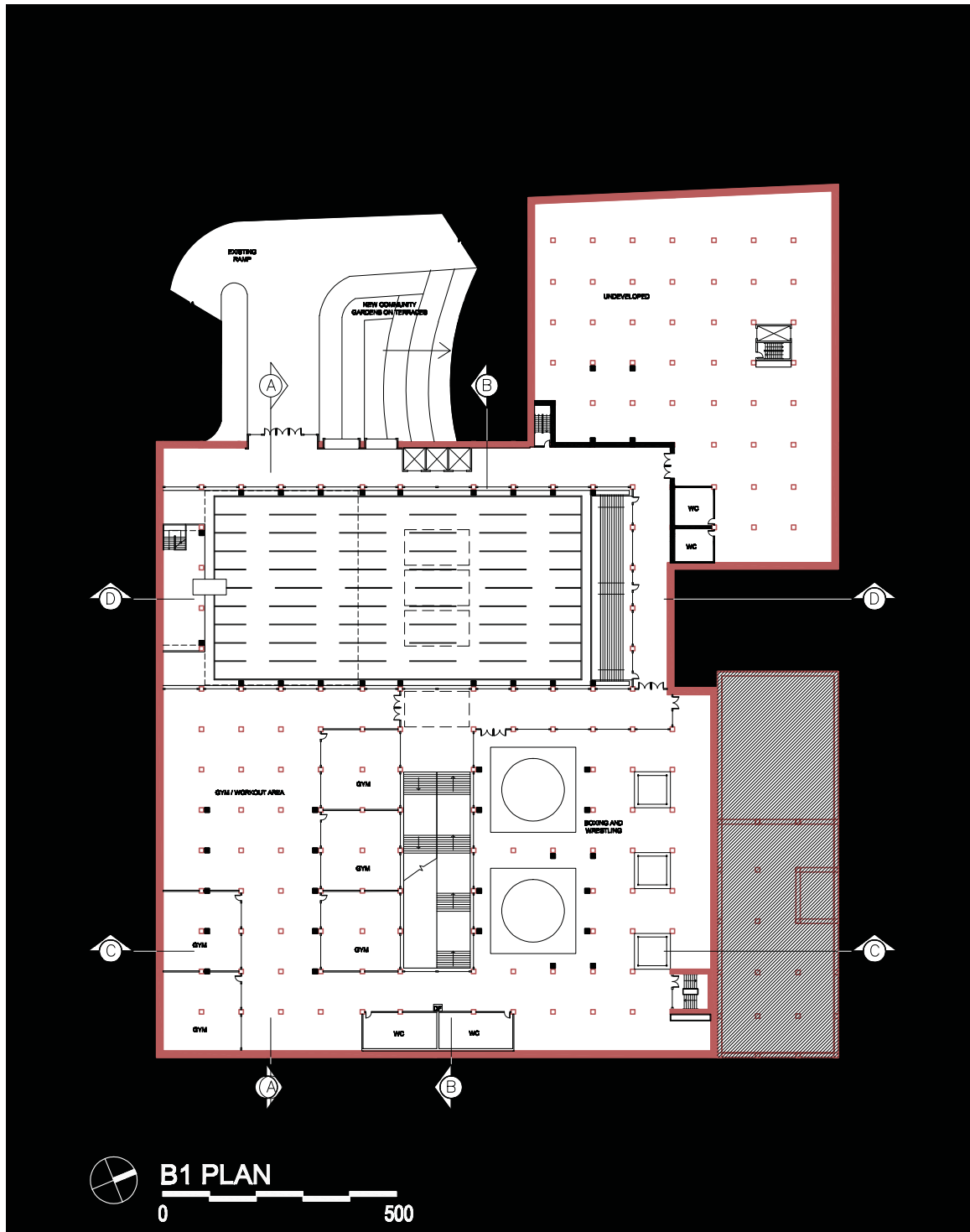
Public Accessibility

The community center will be fiscally accessible to every resident of Newark. Unlike the

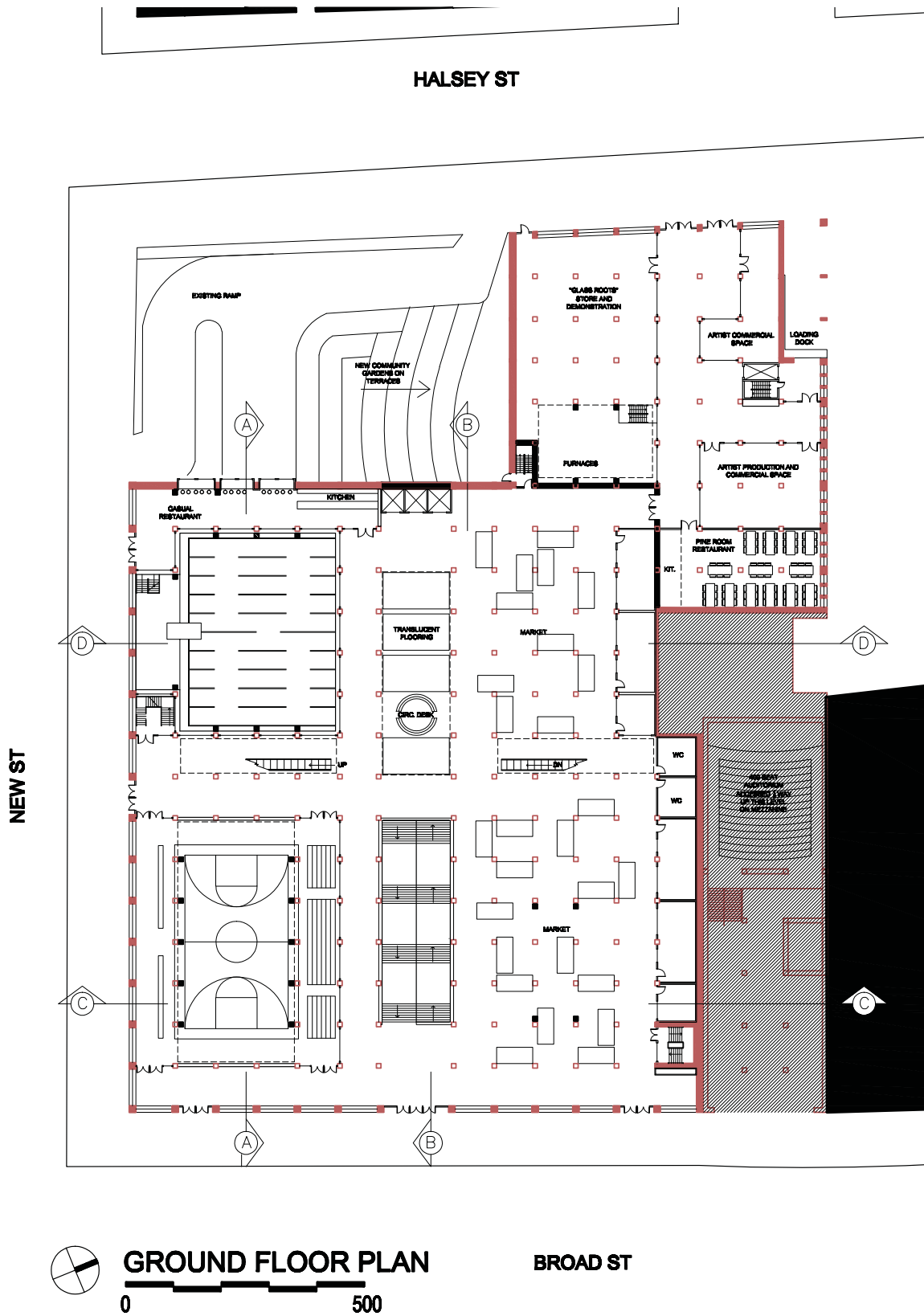
Plans and Sections



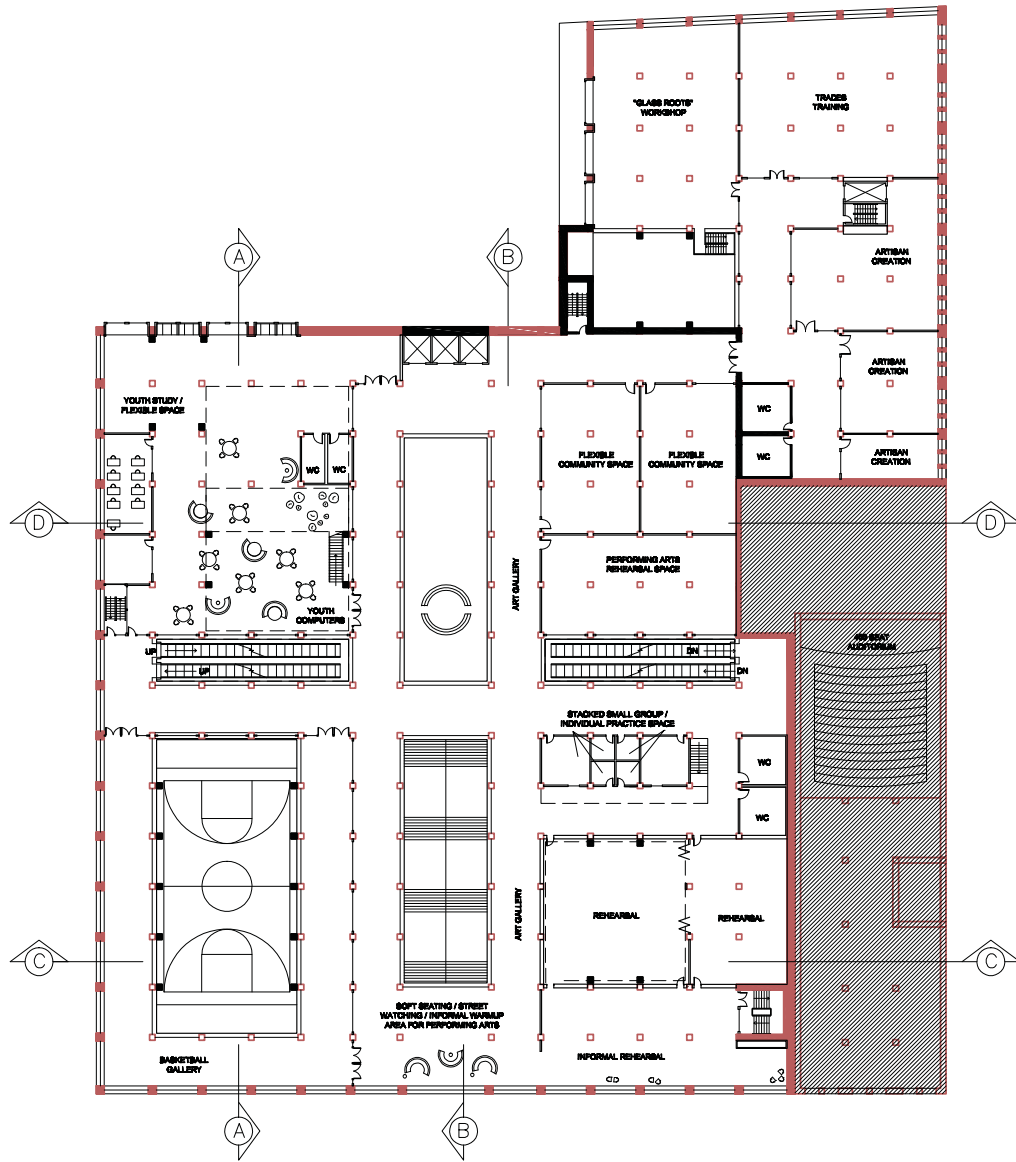
Plan of B2 Level. This level houses recreation facilities including the pool, squash courts, offices, and the change rooms.



Plan of B1 Level. This level houses gallery space for the pool, a basement level entrance, and the gym facilities with wrestling and boxing area.

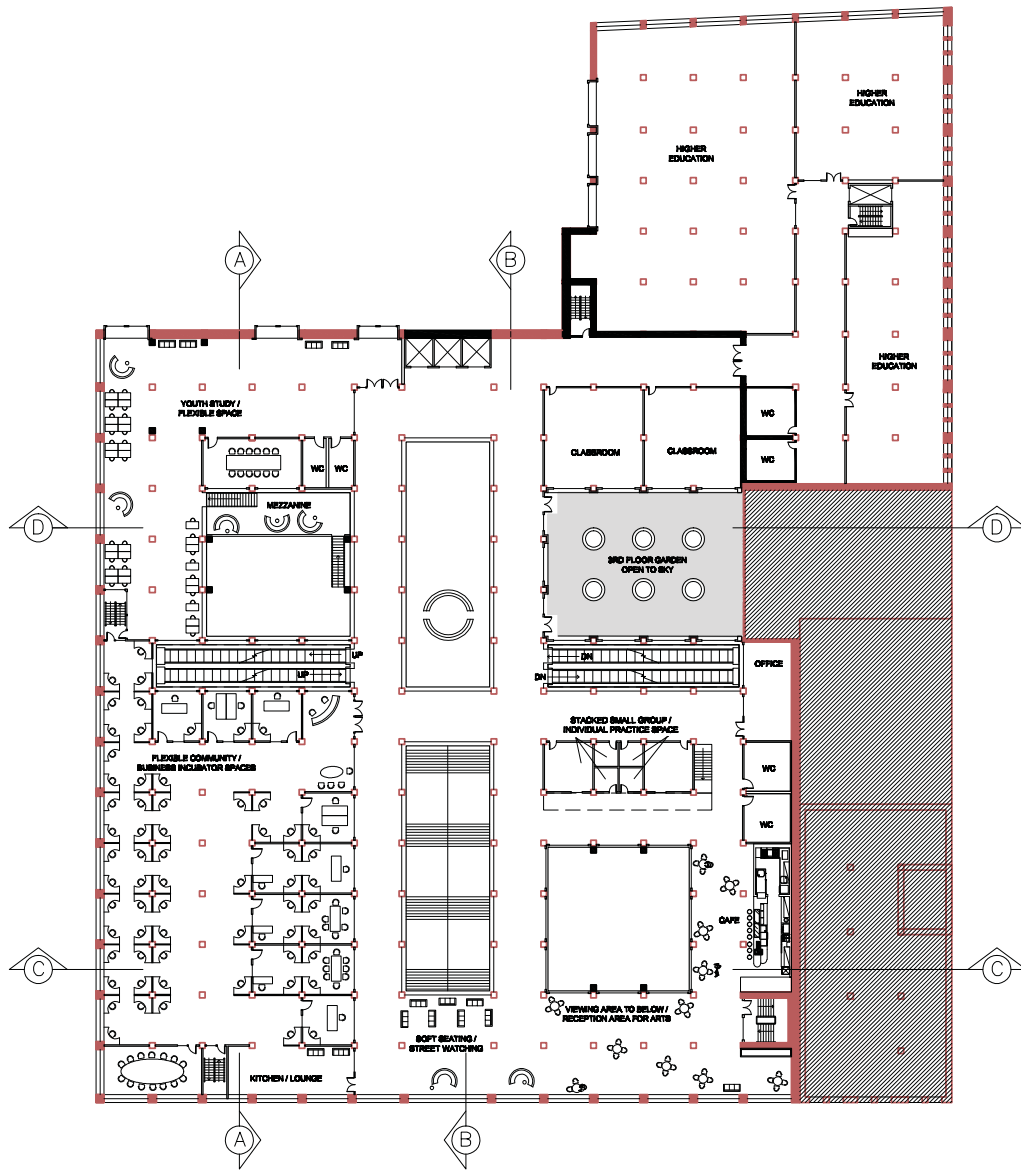


Plan of Ground Level with surrounding context and new terraced community gardens. This level houses the basketball court, the marketplace, two restaurants, craft retail and production areas.



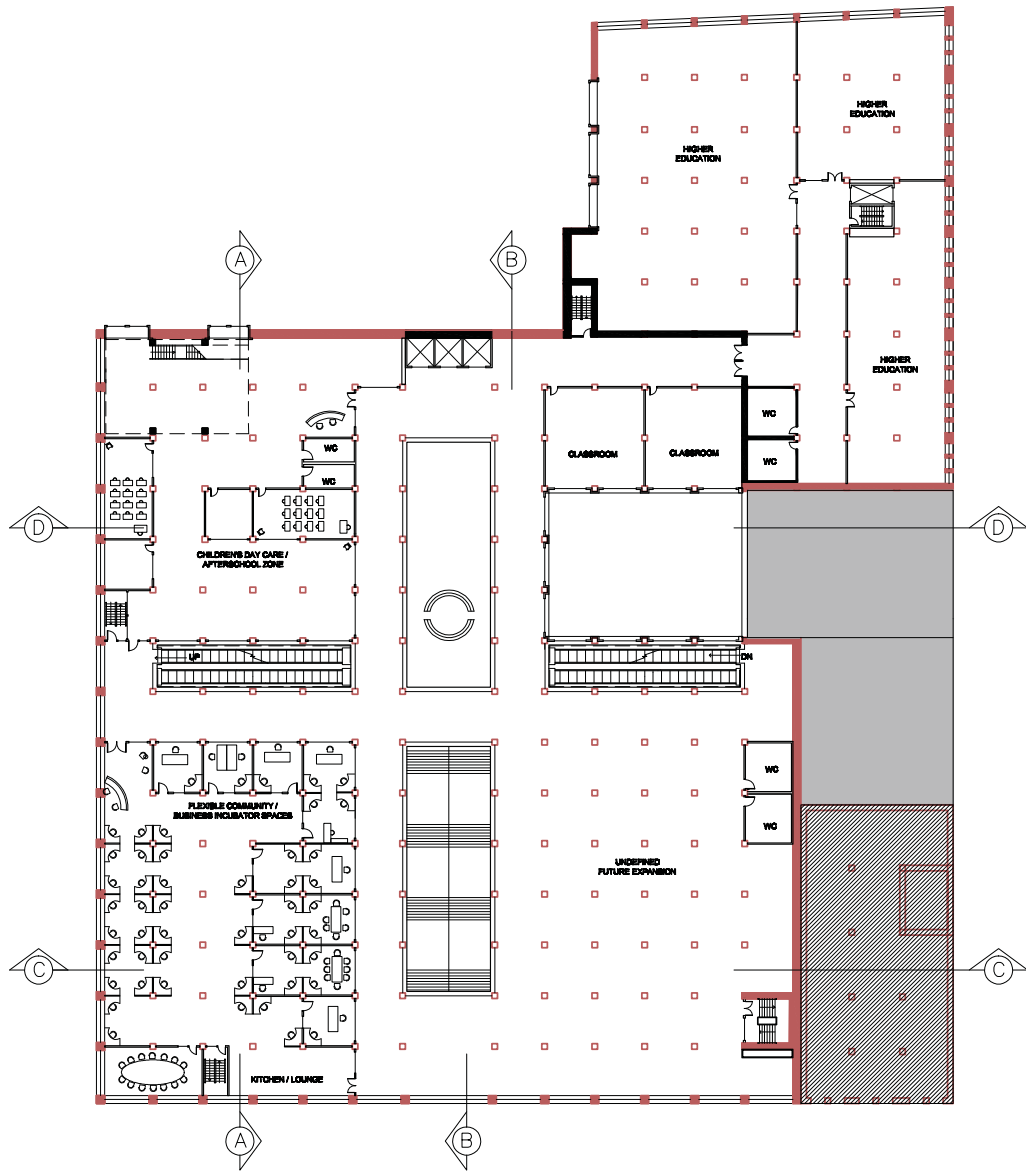
 **2nd FLOOR PLAN**
0  500

Plan of 2nd Floor. This level houses gallery space for the basketball court, performing arts rehearsal and performance spaces, higher education / trades learning areas, and part of The Hub.



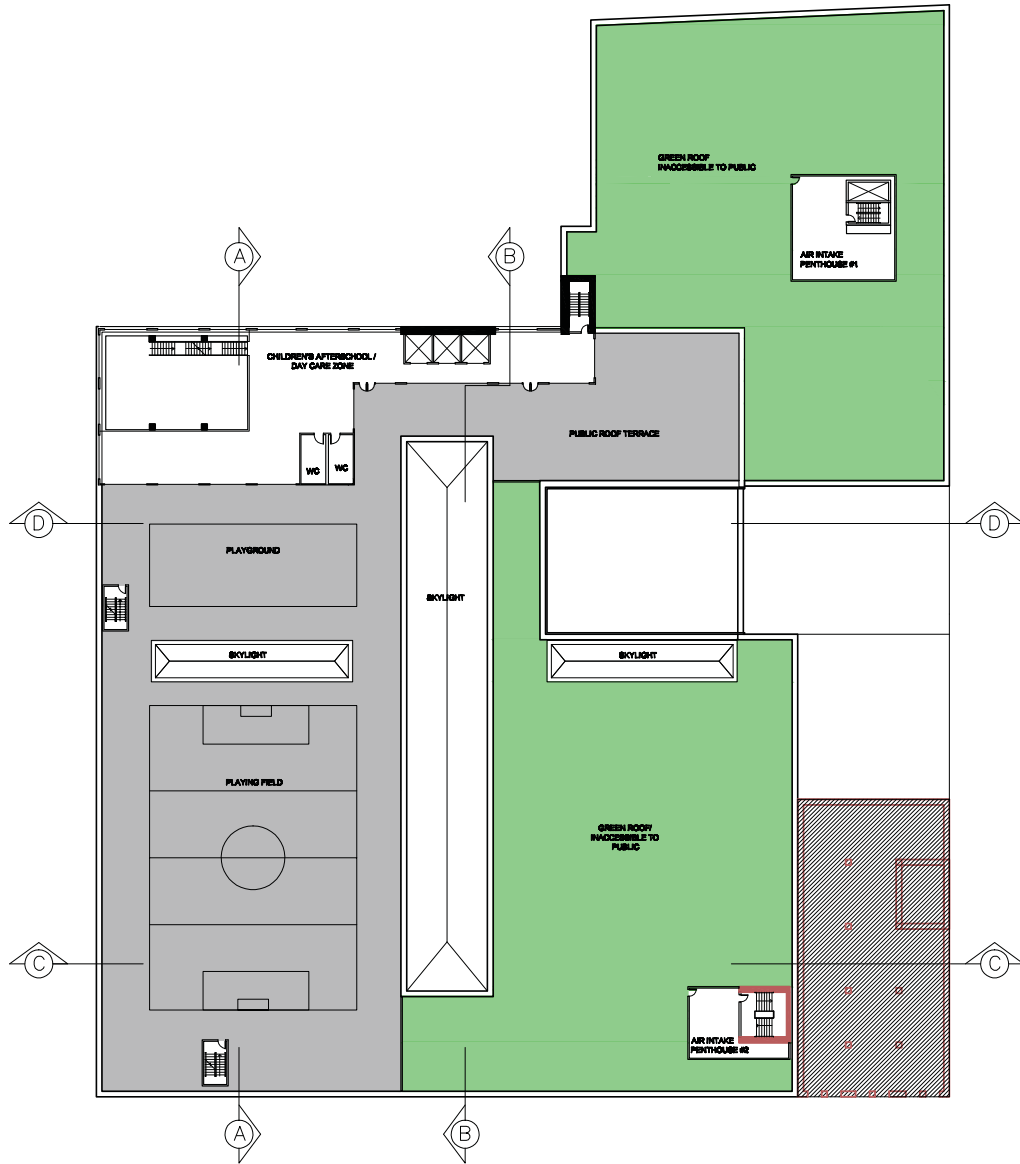

3rd FLOOR PLAN


Plan of 3rd Floor. This level houses a business / community incubator, performing arts rehearsal and performance spaces, a cafe, higher education / trades learning areas, part of The Hub, and the 3rd floor roof garden.



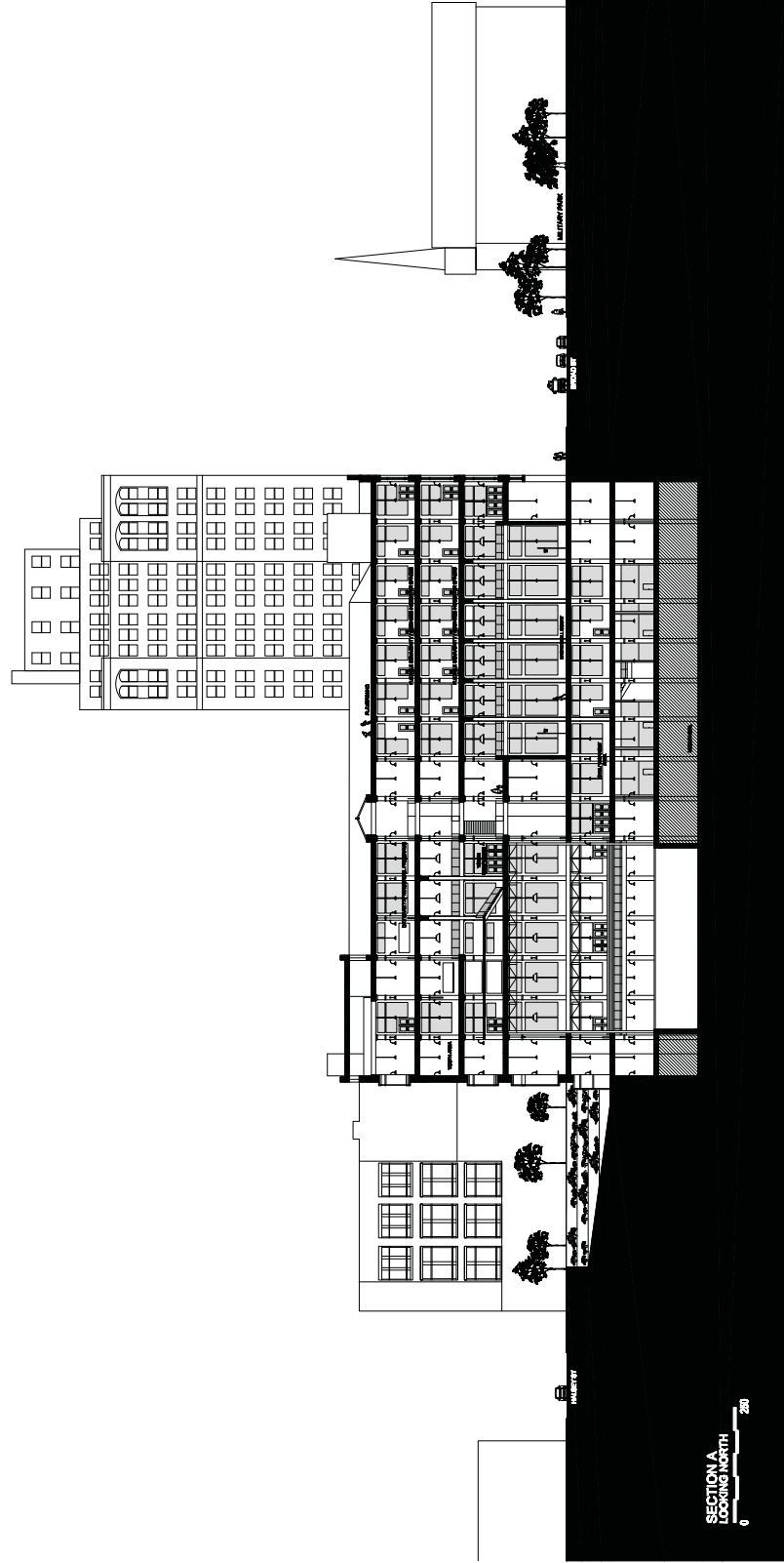
 **4th FLOOR PLAN**
0 500

Plan of 4th Floor. This level houses a second business / community incubator, higher education spaces, childcare and room for future development.



 **5th FLOOR PLAN**
0  500

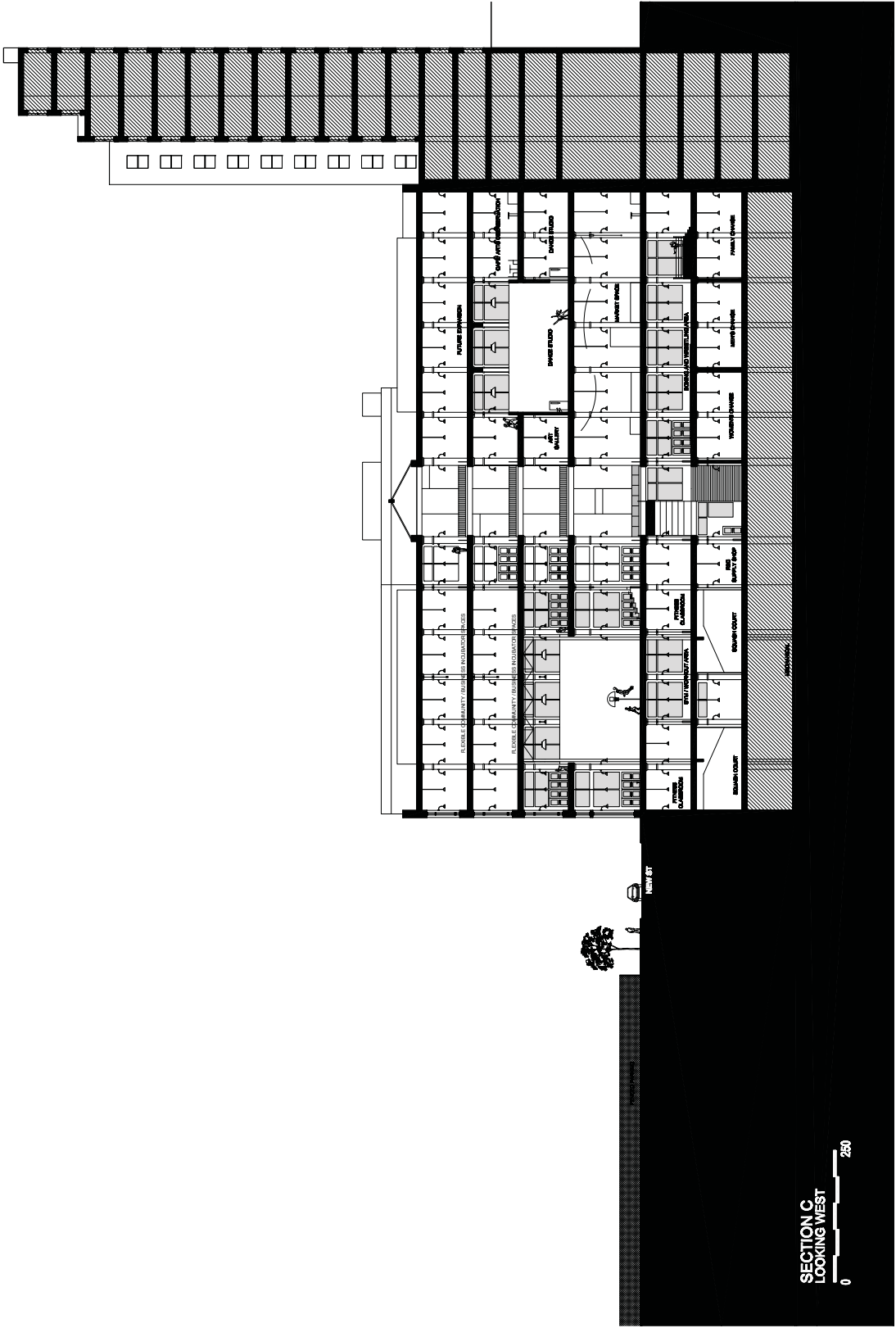
Plan of 5th Floor / Roof. This level houses a new extension from the childcare center on the 4th floor, along with new outdoor recreation facilities for the children, an outdoor terrace, and green roof surfaces on the rest of the roof.



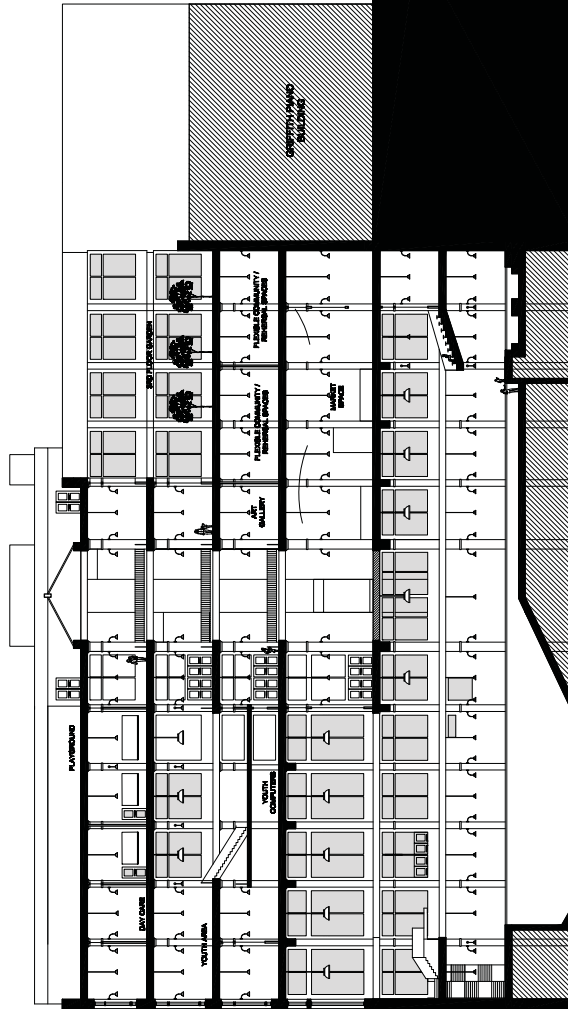
Section A. Cut through the voids created by the childcare area, The Hub, the pool and the basketball court.



Section B. Cut through the voids created by the Atrium, with it's vertical extension down into the basement via the grand stair case and the pool.



Section C. Cut through the voids created by the basketball court and the Dance Studio.



SECTION D
LOOKING WEST
0 250

Section D. Cut through the voids created by the pool, The Hub and the 3rd floor roof garden.

other large scale developments in the area (The New Jersey Performing Arts Center and The Rock), this development will be a space open to everyone, regardless of income. The variety of facilities and types of activities that are housed in this project are intended to fill gaps left by the existing facilities in Newark, to ultimately encourage people to move back and forth between the facilities. Thus any barrier to that flow of people must be removed.

Personalization / Community Ownership

Renaming - The Atrium

In order for this project to successfully aid the creation of a strong community, the residents of Downtown Newark must be able to find a sense of ownership and control over the building. By using a building that has such local importance, the identity of this new venture will be strengthened to build on its past history, while moving towards a better future. The connection between past and future is strengthened by the atrium, which, as the dominant architectural feature of the department store, will continue to operate as the main wayfinding device, or node, in the new complex.³⁰ As a word, “atrium” carries connotes a protected gathering place that can enclose a multitude of activities, and nurture them as a greenhouse assists the plants that depend on its protection. That connotation is very much aligned with the social purpose of this center to provide a safe space for the inhabitants of Newark to grow together so that they will be better suited to thrive outside those protected walls later. Thus I have named the community center “The Atrium” at Hahne’s.

Community Control Over Space

As a whole, the building will be run as a safe place of public gathering and activity for all residents at any time of the day. Specific areas have been designated for individual activities or age groups, and some gathering spaces are open to everyone while others are restricted to specific groups of activities. Many of these programs will have some periods of time where their designated facility is not used to its full capacity. At those times

some spaces have the ability to be closed down securely, and the programs that are still in need can be relocated elsewhere. There is also is undefined space earmarked for future growth, as other groups may wish to join The Atrium, or existing services to expand.

The design proposal is a snapshot of a building in constant change. Spaces and furniture can be rearranged as needed. Market stall locations are flexible and can be doubled up or separated into aisles. The Business Incubator spaces are intended to be very flexible with movable partition walls and additional workstations, as businesses grow or contract. While visual transparency is a primary design goal of the architectural intervention, for reasons that will be explained later, there are some solid walls that can be painted or altered. These walls then become galleries to exhibit work by local artists or amateurs, teens, school, or other building occupants.

Using the Past to Move Forward

The Hahne's Department Store Building is a historic landmark with significant social importance for Newarkers. This thesis proposes reprogramming of this building, to introduce new activities in what is basically a warehouse structure. Community oriented programming from sport and culture, to skills training, youth gathering, information and resources and a marketplace have all been incorporated into the building. Such trans-programming fosters social interaction, meets the needs of the whole community, and helps to build natural understanding and eventually a healthy sense of community.³¹ The design approach has been to "cut away" parts of the old fabric where it has decayed or is in conflict with the new uses of the building. New architectural elements are then "inserted" to support the new programmatic elements and introduce new sight lines to foster the



Hahne & Co. cartouche located on the New Street facade at the corner of Broad Street. Elements of the building fabric that clearly were important to the original design, like the detail in this cartouche, should be preserved if possible, and if not, restored where practical in consideration with the current needs of the building occupants. Goldwinn Starrett, Hahne's Department Store, Newark (1901).

formation of new social connections. My goal is to keep the best of the past, and use it to support community development towards a better future through cross-programming the Hahne's Building.³²

The juxtaposition and connection of old and new is the primary design issue at the heart of every adaptive reuse project. What can, or should be, retained of the old building fabric necessarily forms the basis of this discussion. As a result of the unique situations found in every building, it is imperative to assess each project as a separate case with unique considerations. As a result of my study of Hahne's Department Store, I have discovered several character-defining features that are historically important to restore. I have also identified a few building elements of no particular historic value that could be enhanced to provide added value to the community, and those have also been retained. It is these building elements that form the base from which the architectural intervention that will allow the Hahne's building to serve the surrounding community again.

Facades on Broad, New and Halsey Streets.

The historic show window facades adjacent to Broad, New and Halsey Streets have been maintained and restored to their original appearance. From the ground floor cast iron

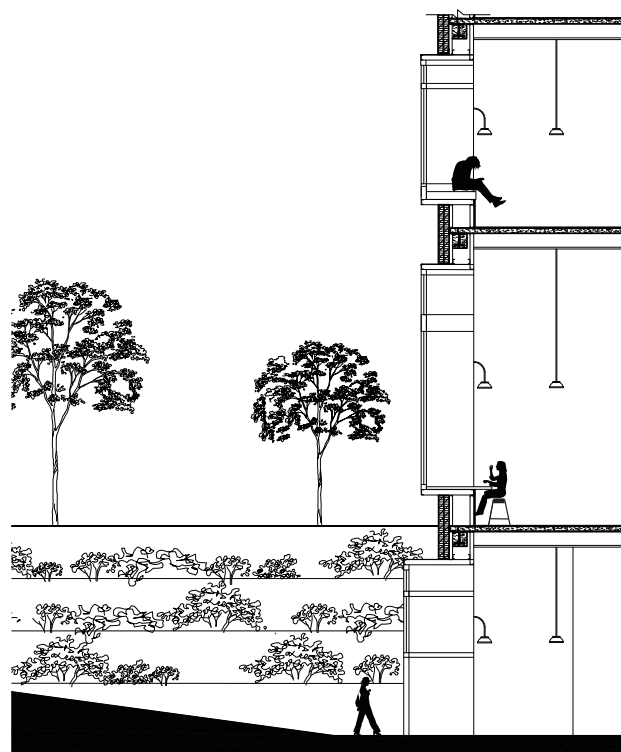


The Hahnes department store as seen from the corner of New and Broad streets in 1906, before the Griffith Building was constructed. The original design had permanently fixed awnings made for every window, which were eventually removed, and not replaced. Image is an old postcard, from The Plummer Collection.

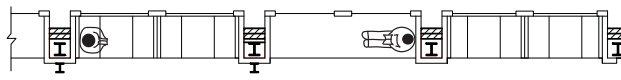
window and entrance casements, to the multitude of sculptural detailing within these facades there are many features that contribute to the image of Hahne's success that the building embodies. There were however features that were replaced during the course of its occupancy, such as the exterior fabric awnings and a temporary marquee, that were deemed non-essential to this image long ago and those have been excluded from my restoration. Specifically, in the case of the window awnings, an interior system that can be controlled would better suit the building's occupants and their needs.

I took a different approach at the corner of Halsey and New Streets, based on the unique character of the brick fire separation wall between now demolished adjacent buildings that have become the facade on an inverted corner. In order to function again as a solid facade the entire wall is in need of refurbishment, but there is also an opportunity to make this historically unimportant, but character rich, facade a feature that also enhances the spaces located adjacent to this wall inside. Thus, adjacent where the abutting space is in need of a solid wall, the brick facades have been repaired. However, where the interior space could benefit from more daylighting, and exterior views, an opening has been cut in the facade, and a new glazing system inserted into the wall assembly. By using this criteria for selecting for window locations, a pattern emerged that increased the porosity of the wall as it approached the streets, while highlighting the original brickwork as the wall reaches a corner.

The design of the new glazing system references the grid of the original showcase windows on the adjoining facades. However, that is where the similarities end, making the differentiation of the historic building fabric versus the new insertions clear. The new glazing system physically expresses the interior program by pushing through the existing envelope. Depending on activities inside, the window reveal may be used as a bench, table top, or an entrance threshold. The metal and glass cladding of the new windows visually breaks from the historic envelope, keeping the historic dimensional and visual rhythms intact. The intent is to create something complimentary to the historic building fabric, while using current building technologies and material to underscore that the insertion is not part of the original.



Section detail of new windows.



Plan detail of new windows.



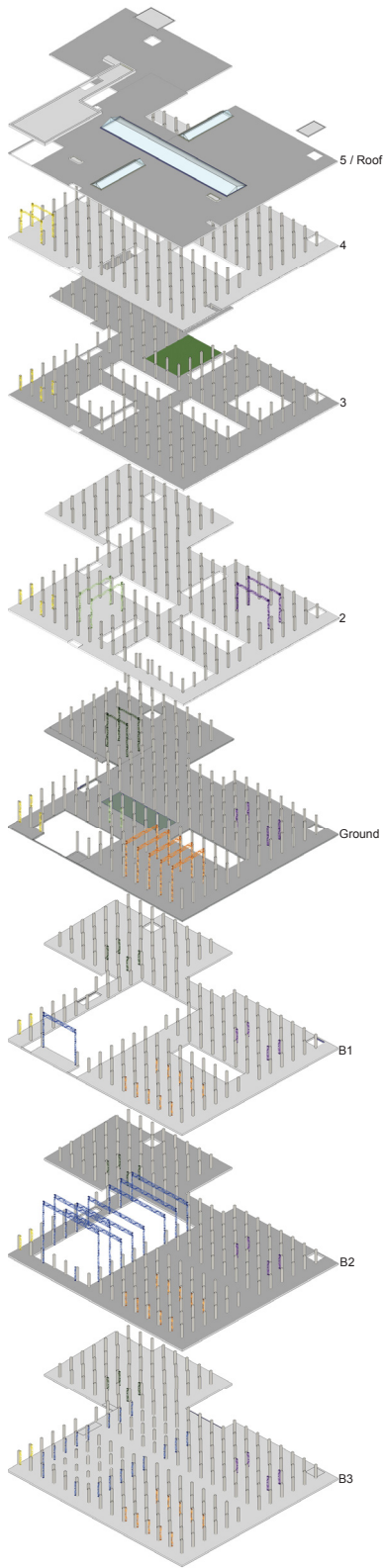
Sketch showing new windows on the south west corner facades at New and Halsey streets.
Image of existing conditions courtesy of Billy Newman

Existing Floor Plates and Structure

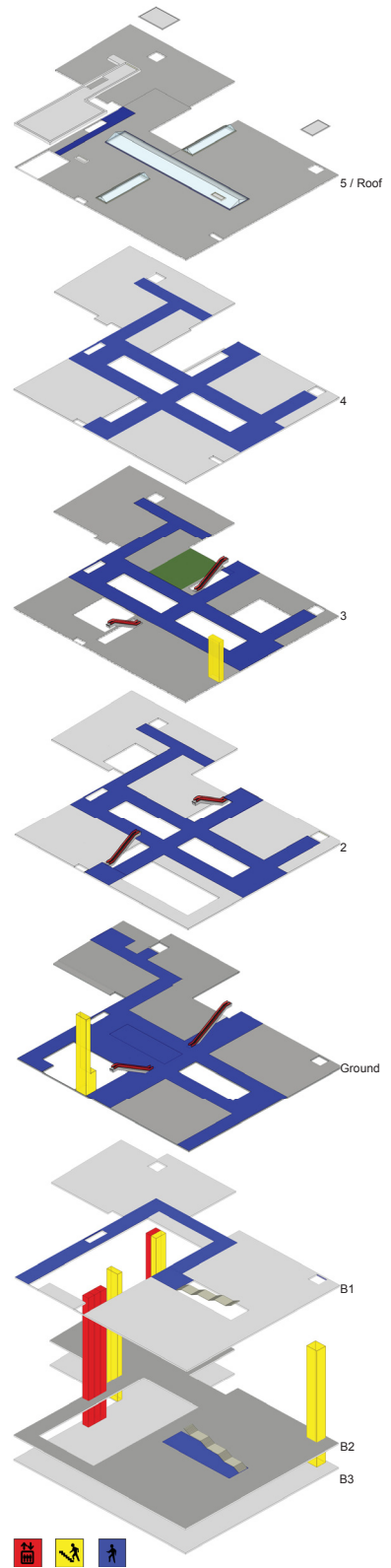
The Hahne's & Company building boasts 750,000 square feet of useable floor space. This space is constructed as a steel frame with concrete slab floors, which were covered with tile and carpet. The columns were framed in, and a finished gypsum ceiling was installed to hide the mechanical systems. Over the course of the building's lifespan, these finishing materials have deteriorated to the point of being unrepairable. Instead of mimicking the original design, I have decided to expose the original structure of the floor plates and mechanical systems behind an acoustic screen, as required in each section of the building. The columns, however, will be framed in to disguise the exact location of mechanical systems as they traverse between floors, to protect those systems from tampering by some of the project's user groups. The great height of the ceilings will provide enough security for the pipes and ducts at that level. The floors will have a thin layer of concrete topping applied to provide a polishable finished surface in circulation and informal gathering areas. However, where there is a defined program, a suitable floor covering for that activity will be installed. This includes, but is not limited to: a sprung wood floor in the basketball court and dance performance areas; tile on the pool deck and change rooms; rubberized coatings in the gym; and a soft turf like surface for the lounge section of The Hub. The change in flooring will thus help to differentiate space, and will assist in wayfinding through the building.

The major defining feature of the floor plates is undoubtedly the atrium. This four story void in the center of the building creates the main circulation paths and great opportunities for visual connections through the building. By cutting away at the old material, the design provides space to insert programs that would require or benefit from higher ceilings and more vertical connections. The new voids create unexpected visual connections and link activities on separate floors. The artistic training areas, for example, have commercial spaces located around the building. Shoppers can purchase produce, just across the atrium from the basketball court, while looking out into the community garden, or down into the pool. Children in preschool have free run of the roof and to their own area on the fourth floor, but have to pass through most of the building to get there, seeing other possibilities and activities in the building.

In cases where more than one structural bay was removed for the creation of a void, a



Axonometric Structural Diagram



Axonometric Circulation Diagram

secondary structural system is required to pick up the loads from floors above and transfer them to the ground. I have utilized a post and beam system that will be applied in these situations. To visually underscore that these support systems are not part of the original structure, they will be left unclad and are to be painted in relation to the activity zone they assist.

Main Circulation Paths

As a department store, the building operated with a grid of horizontal circulation paths crossing each floor and converging at the central atrium, with the various departments located in quadrants on each floor. The original vertical circulation was supplied by a bank of elevators along the west wall, and wooden escalators perpendicular to the atrium, offset one structural bay from the central horizontal circulation paths. As a remnant, the location of these paths have been maintained, restored, and enhanced where possible. The wooden escalators have been restored, while new glazed elevators provide a traveling view down the atrium from the original elevator location. Likewise, the horizontal circulation paths, which focused primarily on bisecting the atrium and traveling immediately around it, have been preserved and underscored by isolating the use of polished concrete as the finished flooring to these areas.

The largest change to the circulation paths occurs at the base of the atrium on the ground level. To facilitate greater access to the basement levels, and highlight the importance of the athletic facilities located there, the east end of the atrium was extended down another two floors into the basement as a grand stair. On the west side of the building, the atrium has been visually extended down into a new pool area using a frosted translucent flooring system that assists in providing orientation within the building from below, while still enabling environmental separation between the pool and the rest of the building.

Wrought Iron Balustrades

The original atrium and escalator bays were ringed with wrought iron balustrades. As the

main circulation paths were focused on both the atrium and the escalators, the balustrades would have been an integral part of the image of those paths for the Hahne's clientele, and have thus been restored. In areas where additional railings are required for the new design, the originals will not be replicated. The new railing system will highlight the voids as new elements, through use of fritted glass and steel support. The design of the fritted glass will be made by Glass Roots (a local not for profit group dedicated to teaching at-risk youth art glass making), to reflect the nature of each space, while providing another area for community based artistic expression.

Lighting Fixtures

Due to the many advances in lighting technology, and the 25 years since any were turned on, all the lighting fixtures in the Hahne's building will have to be refurbished, if not replaced. Like the balustrades, the character of the lighting fixtures that surround the atrium is integral to the historic image of the store, so the goosenecked fixtures should be retained. While the original fixtures may not function well for the needs of the new



Post card produced by Hahne & Co. to celebrate the 50th anniversary of this store. Past the pennants and swags, the wrought iron balustrades and the original lighting fixtures can be clearly seen. Image of post card courtesy of The Plummer Collection.

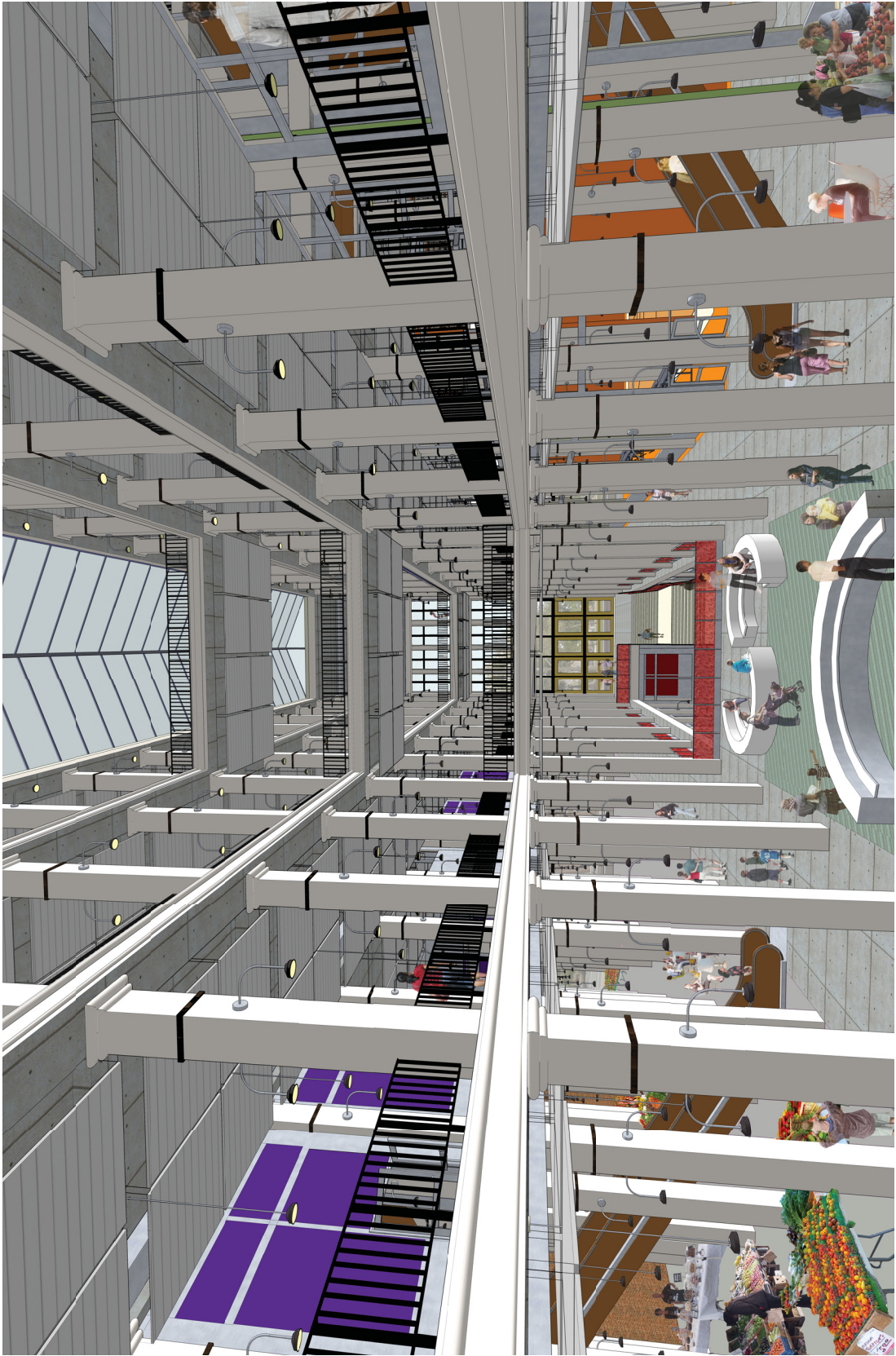


Image looking through the central atrium.

activities located in The Atrium, a datum line established by these fixtures is preserved as a remnant of the historic design. New fixtures, suited for the spaces they are servicing, should maintain that spacing.

The Marketplace

I felt strongly that commercial activity should be continued on the ground floor of the building, where it can attract first time visitors. This is in keeping with the City of Newark's master plan, which aims to encourage commercial activity on ground floors in the downtown area.

In addition to The Pine Room and Glass Roots, I have designated the north side of the atrium as The Marketplace. As with the rest of The Atrium, it is designed to be flexible, allowing local entrepreneurs to start up small stalls of their own, and eventually to expand into permanent locations along the north wall. In many ways, The Marketplace can be seen as an extension of the business incubators or crafts shops operating in other sections of the building.

The other very important aspect of this facility is that it will also function as a farmer's market with a focus on bringing fresh produce and quality foods into the heart of Newark. Without green grocers in the downtown area, it is hard to truly combat the city's obesity epidemic. There are 10,300 farms still left in New Jersey, covering 730,00 acres of land, but you would never know that by the way its largest city is fed.³³ The Atrium will work within the historic commercial setting provided by the Hahne's building to bring better nutrition to Newarkers.

Basement Entry and Terraces.

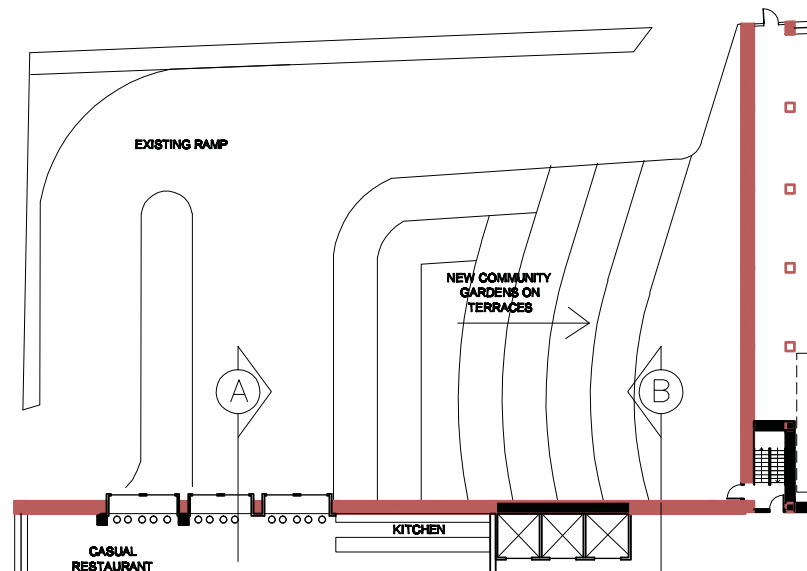
The corner of Halsey and New Streets is currently occupied by a series of retaining walls that support a ramp that allows for vehicular access to the first basement level from both streets. While the resulting vegetation is hardly historic, the ramps serviced the store when the buildings formerly located on that corner were demolished. Drawing inspiration from the effects of the building's abandonment and the overgrown vegetation that has

sprung up between the retaining walls, I have retained the area as a community garden. The ramps are redesigned to keep a pedestrian access to the basement from Halsey and New Streets, and to allow for more light penetration into the second basement level. The redesigned retaining wall layout has the added benefit of creating spaces that are more easily broken up into personal plots of land for distribution amongst residents.

Employee and Office Area

Hahne & Company ran their entire business from the company headquarters located in the rear of this store, from behind the third public facade, on Halsey Street. The fire separated, but internally connected space there also housed back room space for the store. As a full service department store, Hahne's had workshops in this area where most of the fine carpentry items and other department's custom orders were made. I propose to refurbish these workshops and transform this entire area into the higher education and skills training center.

As additional forms of skills training, I also propose creating a workshop and commercial space for Glass Roots at the Halsey Street entrance. Glass Roots, as mentioned earlier in this report, is a program that teaches at-risk youth how to blow and mold glass objects.



Plan of Garden Terrace Layout

This education is followed by entrepreneurship support as they sell the work, and has been an integral part of helping many kids create marketable skills that also keep them off the streets. Having already outgrown their current space on Bleeker Street, moving half a block east, into the Hahne's Building, would enable Glass Roots to continue to serve the same community in a more prominent fashion.

With every job there comes training, and the hopes of a better job down the road. Thus I have decided that the remainder of the space on the upper floors in this area is to be dedicated to higher education and educational support to assist the community in creating marketable skills. These programs require a little more focus, privacy, and fewer social interactions, in order to be successful. Though still connected at every floor, the experiential separation of these locations from the main body of The Atrium by means of a fire wall is an asset.

The Pine Room

This room is the exception to the blanket statement that only educational training will be housed within the back of house area. The Pine Room was a restaurant located at the rear of the store, just on the other side of the fire wall, on the ground level. It was one of two original restaurants in the store and was a staple destination for a large lunch crowd. As an established gathering place I felt it should be restored in its original location.

Visual Connections Aiding Personal Connections

The visual connections created throughout the building are important to the design as they bring people in and create more opportunities for community strengthening chance encounters. The large amounts of glazing on the exterior facades form just the first layer of these connections, albeit an important one. At night, the activities in The Atrium, such as the basketball court and or market zone, will be visible to passer-by. This in turn will create a natural social draw towards The Atrium when juxtaposed against the surrounding areas that empty of people at night.

Inside The Atrium, visual connections are vital. In the new design, multiple programmatic areas are visible through glazed walls, the atrium and openings made in the floors, from the circulation paths. The sight lines connect through spaces to programs and people who otherwise would likely not interact, and in doing so, creates opportunities for exploration and growth together as a community.

Increasing the number of sight lines through The Atrium also visually enables the different nodes activity to act as wayfinding devices to orient the user inside the building.³⁵ The large floor plates of the building make wayfinding devices essential for easing navigation. The most obvious device for this is the central atrium, as a strong vertical cut through the building, especially with its extension into the basement levels. The additional cuts made through the floor plates in this design allow for both additional sight lines and creates the opportunity to use the new color coordinated structural systems that are required to support the newly opened spaces to act as wayfinding devices. Finally, at the haptic scale, the user will see and feel where they are located simply through the floor treatment options discussed earlier.

Safety and Security Measures

In a city like Newark, as it stands today, it would be inadvisable to open a community center of this scale and obvious cost without taking safety and security issues into consideration. It will take some time to rebuild the public's sense of ownership over their civic buildings, and begin self policing on this scale. The Atrium uses a couple of different methods in order to unobtrusively deal with this issue, without compromising the sight lines that are integral to the design.

While the intention of The Atrium is to provide an open space for anyone within the community to come interact, exercise and expand their horizons, this includes a few private enterprises in the form of restaurants and businesses. As such, these programs have different needs and production hours that require time when they are not open to the public. In any space that houses such a place, there is the potential to securely close it off, but without interrupting the visual connections within the building as a whole. In



Collage showing The Atrium as it will look at night from the corner of Broad and New Streets. The basketball court on the ground floor at the corner will turn into a highly visible beacon at night. Image of existing facade courtesy of Billy Neumann



Collage showing The Atrium as it will look at night from Broad Street. Image of existing facade courtesy of Billy Neumann.



Image looking through The Hub, youth lounge and computer area to the central atrium, the performing arts area, and new third floor roof garden.



Image looking through the enclosed dance studio / performance space, on the 2nd floor, to The Hub, and up at the viewing area.

addition to the great transparency of the partition walls, all private enterprises are located around the fringes of the building, keeping the central circulation paths clear. Thus even if a store in the marketplace is closed for a while during the night, it would simply constrict the public realm by one structural bay along the north wall, and leave uninterrupted sight and movement paths through the rest of the area.

The same principle applies with public areas that might need more security than others. The quadrant layout as inherited from the historic department store, permits distinct uses to be restricted to a single quadrant on each floor. With the layout proposed with The Atrium, each sensitive area (business incubators or childcare) has a designated main entry point on each level, which would be monitored by each user group through means of a secretary or administrative position. Also within these spaces, there is the potential to further close off individual or double bay sized areas around the fringes for uses of different needs, as the user group changes the space to meet their needs. The transparent partition walls, allow for day lighting to continue through the space, even if the occupant's requirements dictate a more closed off layout inside the quadrants.

However, despite the methods in place to control access to sensitive areas of the building, the most important design method use to create The Atrium as a space place, is the multitude of visual connections that can be made throughout the building. These connections will create a sense of safety for the user groups, both in being able to observe spaces before entering them and as the occupants of those spaces must function under the constant possibility of being observed from a variety of different locations.³⁴ This openness operates as a variation of both Jane Jacob's theory of *eyes on the street* and the panopticon effect. Under Jane Jacob's theory, a street is kept safe through the observation of neighbours who are unafraid to voice alternately their displeasure or encouragement for the actions of those on the street.³⁵ This method functions when the community takes ownership over the building and is then willing, and confident enough, to police other users. The panopticon effect is created with the constant threat of hidden surveillance, which in turn creates self-policing. The Atrium is designed to create many places of observation that would allow for casual surveillance of the building and its users, in order to covertly ensure the safety of those inside. These two methods are used together here as the primary tool to assist with the user groups becoming a community that takes responsibility

for their own actions and each other's as they interact with their civic infrastructure.

CONCLUSION

The Atrium is inherently a project that is site and situation specific, yet the underlying design criteria form a base strategy that could be applied anywhere. The resident population of downtown Newark is in desperate need of safe and supportive space to socialize, exercise, learn, shop and work outside of their homes, even after dark. This situation is not unique to Newark. As with many other inner city areas, the goal of creating a cohesive community that supports and protects each other can seem like a fairy tale, wonderful but impossible. However, the seeds of progress towards this goal can be sown using the design methodology espoused in The Atrium project. These can be broken down into four categories: Accessibility, Links and Connections, Reclaiming the Past, and Building for the Future.

A community cannot be created if they have nowhere to gather and, even more importantly, have chance interactions to tie them together through shared experiences. The centrality of the Hahne's Building in downtown Newark makes it an ideal location to foster those interactions that will grow into personal connections. The building is ideally located for this development at the center of the area it hopes to serve, and easily reached by several forms of transportation. The physical accessibility of the center is just as important its economic accessibility in encouraging community growth as a whole. Newark, or any city with widespread fiscal problems amongst its residents, must find a way to encourage mingling of their residents across any economic-related social barriers before they can hope to help break them down.

By reusing the historically important, yet long empty, Hahne and Co. department store, The Atrium inherits existing infrastructure that greatly assists in the embedding the new center a the center of a new community structure. In addition to providing an ideal geographic location the sheer size of the building aids with trans-programing to create opportunities for chance interactions between activities and users, a situation that will create a self-policing attitude at the same time as unforeseen social and professional connections. However, the single greatest benefit of using the Hahne's Building as The Atrium is that the center now inherently acknowledges the homegrown success and decline of Newark's past. By respecting the character defining historic elements located in the building,

and restoring them where possible, those past successes can physically become part of future successes. Where modifications were deemed to be necessary for programmatic requirements they have been added as insertions sympathetic in rhythm and scale, with materially distinct elements cut into the existing fabric. In this way, The Atrium is able to use the past to support the future of the community. The often turbulent past of depressed inner city area should not be whitewashed for the benefit of attracting a higher income resident. Instead, it should be learned from and respected as being important in the lives of many who have lived through it. After all, it is those lives form the basis of the community that is to be strengthened through this type of project.

Creating a space that is actually useful, meaningful and accessible to the existing public, instead of using the grand “if you build it they will come” mentality espoused by most major developers, should be the starting point for creating a strong neighbourhood inside an depressed residential. The other alienates the existing residents, by attempting to whitewash their faults in the hopes of attracting a “better” population that would be turned off by the reality. Newark has tried the whitewash method for decades, with only very minimal recent success. The Atrium project represents a dramatic break from that whitewashing technique, and as such it would require a different development model than the one typically used for building projects of this scale. Instead of a single developer with one target clientele, this project would have to be economically a multi-partnered project. Multiple layers of government along with many private businesses would benefit from The Atrium, and thus should be expected to contribute according to their interest. It is time to officially try a different development mentality, collaboratively growing the city from where it is, using the resources available, to create a city where people are proud to live.

NOTES

1. US Census Bureau. <http://quickfacts.census.gov/qfd/states/34/3451000.html> (accessed June 1, 2010).
2. Brand R. Tuttle. *How Newark Became Newark: The Rise, Fall, and Rebirth of an American City*. New Brunswick, NJ: Rivergate Books, 2009, 103.
3. Ibid., 10.
4. Ibid., 8, 99. There are many possible examples of public officials with personal relationships to organized crime, but perhaps the most potent can be found in the election of Meyer Ellenstein as Mayor in 1933. Ellenstein's long time friend "Longy" Zwillman was the unquestioned mob leader of the time, and was often rumoured as the driving force behind Ellenstein's election and subsequent political career.
5. Ibid., 8. In addition to old jokes, the state of political corruption in Newark has become a common reference in other forms pop culture. The television show "The Sopranos" featured a fictional Newark-based crime family, the DiMeos, who maintained both professional and personal relationships with a State Assemblyman, Ronald Zwillman.
6. US Census Bureau. <http://quickfacts.census.gov/qfd/states/34/3451000.html> (accessed June 1, 2010).
7. Ibid.
8. James Queally. "Newark Sees Spike in Shooting, Homicide Rates Over Summer", *The Star-Ledger*. September 14, 2010.
9. P. Ohri-Vachaspati; K. Lloyd; J. Chou; N. Petlick; S. Brownlee; M.J. Yedidia. *The New Jersey Childhood Obesity Study: Newark: School BMI Data*. New Brunswick, NJ: Rutgers Centre for State Health Policy, 2010, 7.
10. Star-Ledger Editorial Board. "Newark School Kids: Hoping to Beat the Odds", *The Star-Ledger*. September 13, 2009.
11. US Census Bureau. <http://quickfacts.census.gov/qfd/states/34/3451000.html> (accessed June 1, 2010).
12. Paul S. Grogan and Tony Proscio. *Comeback Cities*. Boulder, Co.: Westview Press, 2000.
13. Tuttle, 13.
14. Kevin Mumford. *Newark: A History of Race, Rights, and Riots in America*. New York: New York University Press, 2007, 223.
15. City of Newark. *Shifting Forward 2025: Newark Master Plan Re-Examination Report*. Newark, 2009, 65. The revitalization of the North Ironbound has many similarities with what was done in the North End of Boston in the 1960s, as immortalized by Jane Jacobs in *The Life and Death and Death of Great American Cities*, 1961. Small,

private, local investments are made to fix up buildings and ultimately ends up creating a richer community with more vibrant streetscapes than is possible with sweeping urban renewal policies.

16. City of Newark. *Shifting Forward 2025*, 69.
17. Phillip Read. "Newark Developer's \$120M 'Teachers Village' Education Complex approved, to be completed 2010", *The Star-Ledger*. May 4, 2010.
18. Ibid.
19. Prudential Insurance is one of the few major companies that has maintained their headquarters in Newark. However, their 20 story marble tower meets the public realm as if it were a fortress. The overhand of the building at the street level, to cover the large windows and entrances is given a threatening air due to the security guards posted there, who encourage the public not to loiter. Indeed, since September 11, 2001 Jersey barriers have also been placed in front of the building on Broad Street to eliminate the possibility of stopping a vehicle there. Despite providing a small public plaza space, this block of Broad Street is one of the least pedestrian friendly that I have encountered.
20. Michael Webb. *New Stage for a City. Designing the New Jersey Performing Arts Center*. Victoria, Australia: Images Publishing Group Pty Ltd, 1998, 11, 105.
21. City of Newark: Department of Economic & Housing Development, Division of Planning & Community Development. *Newark Riverfront Development Framework*. Published 2009.
22. City of Newark. *Newark, The Living Downtown Plan: A Redevelopment Plan for Downtown Newark, New Jersey*. Newark, 2008, 19.
23. JoAnne Sills. "Newark's Forgotten Music Center" on *NJ.com*. Published November 23, 2008, accessed February 18, 2010.
24. Ibid.
25. Anthony DePalma. "Outsider Shows Faith In Newark", *The New York Times*. June 12, 1983.
26. During the course of my investigation into the abandoned buildings of Newark, and specifically Hahne's, I was approached by several people who were interested in what an outsider found intriguing about the city. During the course of these discussions every single person started telling, unprompted by me their memories of the Hahne's building. Without exception, the memories spanned two distinct groups of sentiments: happy and hopeful; or sadness and loss. The first encompassed the activities before the store closed, the promise of new discoveries and desires. The second, despair for the loss of those feelings and possibly the building if it continues to be left to decay. The place that Hahne's Department Store holds in the memories of those who frequented the store is dear, while for the younger generation it has become just another huge empty building that marks the failure of Newark to change.
27. Nat Bodian. "The Big Three Department Stores: Their Life and Times", *Old Newark Memories*. <http://www.oldnewark.com/memories/downtown/bodianbig3.htm>. Accessed February 11, 2010.

28. The west side of the two blocks of Broad Street at Military Park is currently occupied by three vacant buildings and a large parking lot, with a couple of small commercial enterprises located at the edge of the park boundaries. Effectively this has created two blocks of voids in the urban fabric breaks down the boundaries of the park. Thus any association that the park has, empty and possibly dangerous at night, is now also bleeding into and deactivating the urban fabric to the west.
29. Bernard Tschumi. *Architecture and Disjunction*. Cambridge, Mass: MIT Press, 1996, 205. Trans-programming is defined by Tschumi as “combining two programs, regardless of their incompatibilities, together with their respective spatial configurations.”
30. Kevin Lynch. *The Image of the City*. Cambridge, MA: MIT Press, 1960, 72.
31. Tschumi, 1996, 205.
32. Ibid, 205. Cross-programming is defined by Tschumi as “Using a given spatial configuration for a program not intended for it”.
33. USDA National Agricultural Statistics Service. *2010 State Agriculture Overview, New Jersey*. Accessed March 30, 2011. http://www.nass.usda.gov/Statistics_by_State/Ag_Overview/AgOverview_NJ.pdf
34. Andrea Kahn, ed. *Drawing Building Text* New York: Princeton Architectural Press, 1991, 99.
35. Jane Jacobs. *The Death and Life of Great American Cities*. New York, Random House, 1961, 35.
36. Lynch, 72.

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